

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, ADVANCE PLANNING

IGR OFFICE 1-10C

120 SO. SPRING ST.

LOS ANGELES, CA 90012

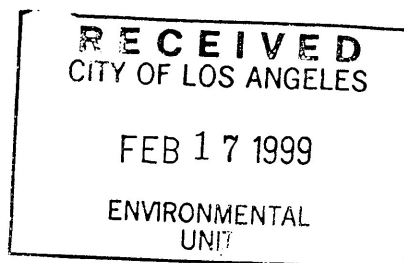
TEL: (213) 897-0486 ATSS: 8- 647-0486

FAX: (213) 897-8906

E-mail: NoraPiring/CAGOV@DOT

February 9, 1999

MR. HADAR PLAFKIN
City of Los Angeles
221 North Figueroa Street, Rm. 1500
Los Angeles, CA 90012



**Re: IGR/CEQA #990202/NP
Notice of Preparation
Motion Pictures & Television
Country Home
23450 Calabasas Road
Vic. LA-101-27.36**

Dear Mr. Plafkin:

Thank you for the opportunity to provide comments on the above-named document. The proposed project is a construction of 153,500 square feet of new medical facilities with the number of licensed beds increasing to 290 from 256 existing, construction of 252,000 square feet of residential retirement facilities, and construction of 37,500 square feet of new service and maintenance buildings and 23,000 square feet of new activity facilities.

Our review indicates, a full traffic study is needed in advance of the DEIR to analyze the following information:

- 1) Assumptions and methods used to develop trip generation/distribution, percentages and assignments.
- 2) An analysis of ADT, AM & PM peak-hour volumes for both the existing and future (year 2015) conditions. This is to include mainline freeway (Route 101), and affected ramps, streets, crossroads and controlling intersections.
- 3) This analysis to address year 2015 conditions including project traffic, cumulative traffic generated for all approved developments in the area, interchange utilization (I.C.U.) and level of service (LOS) of affected freeway ramp intersections on the State highways, and indicating existing + project(s) + other projects LOS (existing and future).

- 4) Discussion of mitigation measures to alleviate traffic impacts. This mitigation discussion to include, but not be limited to, the following:
 - * financing
 - * scheduling considerations
 - * implementation responsibilities
 - * monitoring plans
- 5) Applicant's percent share of the cost, as well as plan of realistic mitigation measures under the control of the applicant to be addressed. Any assessment fees for mitigation to be of such proportion as to cover the mainline highway deficiencies that occur as a result of the additional traffic generated by the project.

A Caltrans encroachment permit will be processed for work within the State right-of-way, such as signalization, grading, widening, drainage or mainline improvements, etc. A Caltrans Project Study Report (PSR) will be prepared for any work, which exceeds \$1,000,000.00 not including right-of-way.

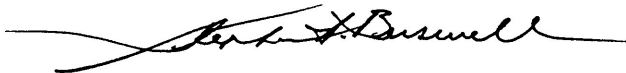
Any transportation of heavy construction equipment, which requires the use of over-sized transport vehicles on State highways, will require a Caltrans transportation permit. We recommend that these large-sized trucks be limited to off-peak commute periods.

We look forward to receiving the DEIR. We expect to receive a copy from the State Clearinghouse. However, to expedite the review process, you may send two (2) copies in advance to the undersigned at the following address:

STEPHEN J. BUSWELL
Program Manager
Caltrans, District 07, IGR/CEQA 1-12G
120 South Spring Street
Los Angeles, CA.90012

If you have any questions regarding this response, please feel free to contact the undersigned at (213) 897-4429 and refer to our IGR/CEQA #990202/NP.

Sincerely,



STEPHEN J. BUSWELL
Program Manager
IGR/CEQA

March 3, 1999

Los Angeles Public Library
630 West Fifth Street
Los Angeles, California

Hadar Plafkin
Project Coordinator
221 North Figueroa Street
Room 1500
Los Angeles, California 90071

Dear Mr. Plafkin,

We are responding to your request for comment on the proposed Motion Picture and Television Country Home project (case no. 391-84-CUZ(ZV)).

The Woodland Hills Branch of the Los Angeles Public Library serves the Motion Picture and Television Country Home through our Shut-In Service. One of our volunteers provides materials to a few of the residents on a regular basis.

The increase of licensed, non-licensed beds, increase of employees, and the other elements outlined in the pre-draft request for comments would impact our branch very little if at all. Our Platt Branch Library, in the northern most section of Woodland Hills, would not be impacted either.

The Motion Picture and Television Country Home is also served by the Calabasas Library. This library (part of the new city of Calabasas) is currently on Mureau Road at Las Virgenes and will be moving into the new Town Center very close to the project. This library is not part of our city system.

Lastly, the Woodland Hills Branch is scheduled to be rebuilt sometime in year 2000. We estimate it will be double its current size to adequately serve our community and surrounding area. Even if these projects are concurrent, we anticipate little to no impact.

If you have any further questions, please contact me at (213) 228-7570.

Sincerely,

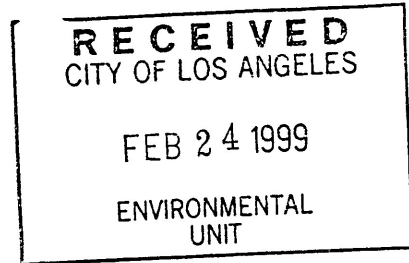


Carmen Martinez
Director of Branches



CITY of CALABASAS

February 22, 1999



Mr. Hadar Plafkin, Project Coordinator
City of Los Angeles
221 N. Figueroa Street, Room 1500
Los Angeles, CA 90012

RE: CASE NO. 391-84-CUZ(ZV)(SUPPLEMENTAL) - MOTION PICTURES AND
TELEVISION COUNTRY HOME, PRE-DRAFT REQUEST FOR COMMENTS
REGARDING ENVIRONMENTAL IMPACTS

Dear Mr. Plafkin:

Thank you for the opportunity to submit Pre-Draft EIR comments on the Motion Picture and Television Country Home expansion. We have reviewed the Initial Study and Project Description materials provided for the proposed expansion of this site. While the City of Los Angeles is the Lead Agency for this project, based on our review of the materials provided, the City of Calabasas may be designated Responsible Agency, based on roadway improvements encroachment permit purposes.

The following is a list of environmental and urban design issues that need to be fully explored within the Draft EIR:

- ▶ Proposed traffic mitigation measures for the intersections along the Calabasas Road corridor between the Parkway Calabasas and Valley Circle interchanges;
- ▶ Adequacy of parking supply proposed under the City of Los Angeles Municipal Code;
- ▶ Appropriateness of the urban scale and design of the project (building locations, massing, use of set-back step-back ratios to diminish building massing);
- ▶ Land use incompatibilities with the scale of the project as proposed and adjacent residential and commercial uses;
- ▶ Coordination of streetscape development to enhance and conform with the City's existing streetscape program within Old Town;
- ▶ Adequacy and capacity of drainage conveyance systems in the Old Town area to accept additional discharge and water quality concerns related to impermeable surfaces;

26135 Mureau Road
Calabasas, CA 91302-3172
(818) 878-4225
Fax (818) 878-4215

- ▶ Adequacy and capacity of drainage conveyance systems in the Old Town area to accept additional discharge and water quality concerns related to impermeable surfaces;
- ▶ Traffic circulation, including access to Park Sorrento, noise, lighting, and land use conflicts with adjacent residential neighborhoods to the south; and
- ▶ Preserving the existing trail easement on the west side of the site.

The City of Calabasas reserves the right to make further comment during any subsequent public review phase of this project. Should you have any questions, please feel free to contact me.

Sincerely,



Mark Persico, AICP
Director of Planning and Building Services

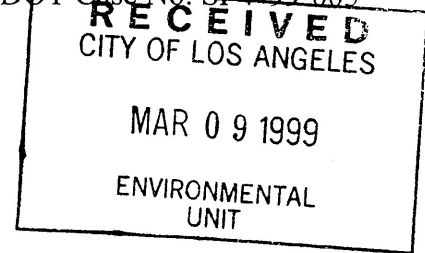
xc: Members of the City Council
Chuck Cate, City Manager
Case Vose, City Attorney
Steve Craig, Environmental Coordinator

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

Date: March 4, 1999

Calabasas Av &
Mulholland Dr
DOT Case No. SFV 99-005

To: Hadar Plafkin, Project Coordinator
Department of City Planning



From: *Susan J Eisenbarth*
for Vahan H. Pezeshkian, Transportation Engineer
Department of Transportation

Subject: **NOTICE OF PREPARATION OF DEIR FOR THE PROPOSED MOTION
PICTURE AND TELEVISION COUNTRY HOME**

EAF 33391-84-CUZ (ZC)(SUPPLEMENTAL)

In response to your request of January 25, 1999, the Los Angeles Department of Transportation (DOT) has prepared this letter outlining our requirements as to the scope and contents of the Draft Environmental Impact Report (DEIR) for the proposed expansion of the Motion Picture and Television Country Home, located at 23450 Calabasas Road. We require that the DEIR include an analysis of the impacts of the traffic generated by the proposed project relative to the capacity of the roadway system based upon a traffic study conducted according to the most recent standard traffic study policies and procedures established by DOT.

The specific requirements of the traffic study will be documented in a scoping memorandum of understanding (MOU) which will be negotiated between the traffic consultant and DOT. The parameters that will be agreed upon include the following: study intersections, related projects, trip generation rates, ambient growth rate, trip distribution pattern and trip assignments, trip credits for existing active or previous land uses, discount for Transportation Demand Management (TDM), internal trips or pass by trips, projected build out year and traffic study methodology.

If you have any questions, please contact Susan Eisenbarth of DOT at (818)756-9929.

c: Third Council District
Ray Wellbaum, , West Valley District

a:sfv99-05.wpd

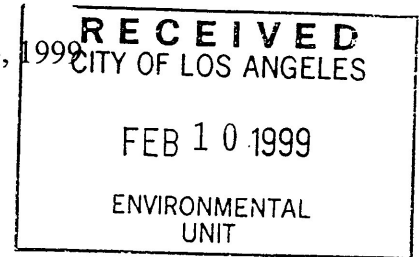


South Coast Air Quality Management District



21865 E. Copley Drive, Diamond Bar, CA 91765-4182
(909) 396-2000 • <http://www.aqmd.gov>

February 4, 1999



Mr. Hadar Plafkin
Project Coordinator
City of Los Angeles
221 N. Figueroa Street, Room 1500
Los Angeles, CA 90012

Dear Mr. Plafkin:

Notice of Preparation of an Environment Impact Report for Motion Pictures and Television Country Home

The South Coast Air Quality Management District (AQMD) appreciates the opportunity to comment on the above-mentioned document. The AQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR).

Air Quality Analysis

The AQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The AQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the AQMD's Subscription Services Department by calling (909) 396-3720.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be considered. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the evaluation. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

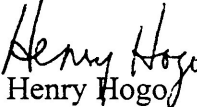
In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the AQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, AQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines Section 15126 (c), any impacts resulting from mitigation measures must also be discussed.

Data Sources

AQMD rules and relevant air quality reports and data are available by calling the AQMD's Public Information Center at (909) 396-3600. Much of the information available through the Public Information Center is also available via the AQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The AQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Ms. Tara Tisopulos, Air Quality Specialist, CEQA Section, at (909) 396-3102 if you have any questions regarding this letter.

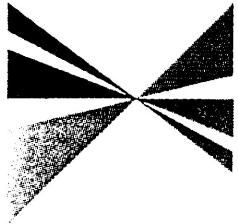
Sincerely,


Henry Hogo
Planning Manager
Planning and Policy

HH:SS:TT:li

LAC990203-06
Control Number

SOUTHERN CALIFORNIA



ASSOCIATION of GOVERNMENTS

Main Office

818 West Seventh Street
12th Floor
Los Angeles, California
90017-3435

t (213) 236-1800

f (213) 236-1825

www.scag.ca.gov

Officers: • President: Mayor Bob Bartlett, City of Monrovia • First Vice President: Supervisor Yvonne Brathwaite Burke, Los Angeles County • Second Vice President: Mayor Ron Bates, City of Los Alamitos • Immediate Past President: Supervisor Judy Mikels, Ventura County

County of Imperial: Tom Veysey, Imperial County • David Dhillon, El Centro

County of Los Angeles: Yvonne Brathwaite Burke, Los Angeles County • Zev Yaroslavsky, Los Angeles County • Richard Alatorre, Los Angeles • Eileen Ansari, Diamond Bar • Bob Bartlett, Monrovia • Bruce Barrows, Cerritos • George Bass, Bell • Sue Bauer, Glendora • Hal Bernson, Los Angeles • Robert Brusch, Rosemead • Laura Chick, Los Angeles • Gene Daniels, Paramount • John Ferraro, Los Angeles • Michael Feuer, Los Angeles • Ruth Galanter, Los Angeles • Eileen Givens, Glendale • Jackie Goldberg, Los Angeles • Ray Grabinski, Long Beach • Garland Hardeman, Inglewood • Mike Hernandez, Los Angeles • Nate Holden, Los Angeles • Keith McCarthy, Downey • Cindy Miscikowski, Los Angeles • David Myers, Palmdale • Pam O'Connor, Santa Monica • Jenny Oropeza, Long Beach • Bob Pinzler, Redondo Beach • Beatrice Proo, Pico Rivera • Mark Ridley-Thomas, Los Angeles • Diann Ring, Claremont • Richard Riordan, Los Angeles • Marcine Shaw, Compton • Rudy Svornich, Los Angeles • Paul Talbot, Alhambra • Joel Wachs, Los Angeles • Rita Walters, Los Angeles • Dennis Washburn, Calabasas • Paul Zee, South Pasadena

County of Orange: William Steiner, Orange County • Ron Bates, Los Alamitos • Art Brown, Buena Park • Jan Debay, Newport Beach • Richard Dixon, Lake Forest • Charlene Hatakeyama, La Palma • Bev Perry, Brea

County of Riverside: James Venable, Riverside County • Jan Leja, Beaumont • Dick Kelly, Palm Desert • Ron Loveridge, Riverside • Andrea Puga, Corona • Ron Roberts, Temecula

County of San Bernardino: Kathy Davis, San Bernardino County • Bill Alexander, Rancho Cucamonga • Jim Bagley, Twentynine Palms • David Eshleman, Fontana • Lee Ann Garcia, Grand Terrace • Gwenn Norton-Perry, Chino Hills • John Starbuck, Highland

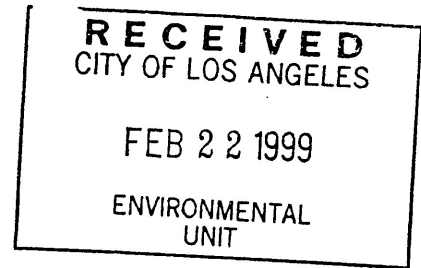
County of Ventura: Judy Mikels, Ventura County • Andrew Fox, Thousand Oaks • Toni Young, Port Hueneme

Riverside County Transportation Commission: Tom Mullen, Riverside County

Ventura County Transportation Commission: Bill Davis, Simi Valley

February 19, 1999

Mr. Hadar Plafkin
Project Coordinator
221 N. Figueroa Street, Room 1500
Los Angeles, CA 90012



RE: SCAG Clearinghouse I9900042 Motion Pictures and Television Country Home

Dear Mr. Plafkin:

We have reviewed the above referenced document and determined that it is not regionally significant per Areawide Clearinghouse criteria. Therefore, the project does not warrant clearinghouse comments at this time. Should there be a change in the scope of the project, we would appreciate the opportunity to review and comment at that time.

A description of the project was published in the **February 15, 1999** Intergovernmental Review Report for public review and comment.

The project title and SCAG Clearinghouse number should be used in all correspondence with SCAG concerning this project. Correspondence should be sent to the attention of the Clearinghouse Coordinator. If you have any questions, please contact me at (213) 236-1917.

Sincerely,

J. DAVID STEIN
Manager, Performance Assessment
and Implementation

JDS:lj

LOS ANGELES POLICE DEPARTMENT



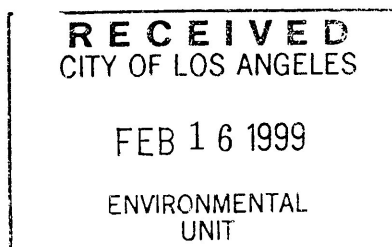
BERNARD C. PARKS
Chief of Police

RICHARD J. RIORDAN
Mayor

P.O. Box 30158
Los Angeles, Calif. 90030
Telephone:
(213) 485-3205
Ref #: 1.4.5

February 26, 1999

Mr. Hadar Plafkin
Department of City Planning
Environmental Review Section
221 N. Figueroa Street, Room 1500
Los Angeles, CA 90012



Dear Mr. Plafkin:

PROJECT TITLE: MOTION PICTURE AND TELEVISION COUNTRY HOME

The proposed project involves the Los Angeles Police Department's (LAPD), West Valley Area. I have enclosed Area and individual Reporting District (RD) population, average crime rate per thousand persons, predominant crimes, response time to emergency calls for service and Area personnel statistics and information.

A project of this size would have a significant impact on police services in West Valley Area. The Department's Crime Prevention Unit (CPU) is available to advise you regarding crime prevention features appropriate to the design of the property involved in the project. The Department strongly recommends developers meet with CPU personnel to discuss these features.

Upon completion of the involved project, you are encouraged to provide the West Valley Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Questions regarding this response should be referred to Lieutenant Fred Booker, Officer-in-Charge, Community Relations Section/Crime Prevention Unit at (213) 485-4101.

Very truly yours,

BERNARD C. PARKS
Chief of Police

A handwritten signature in dark ink, appearing to read "DK", written over a horizontal line.

DAVID J. KALISH, Commander
Commanding Officer
Community Affairs Group

Enclosures



WEST VALLEY AREA

The Motion Picture and Television Country Home Project is located in West Valley Area in Reporting District (RD) 1081. The West Valley Area covers 51.9 square miles and the station is located at 19020 Vanowen Street, Reseda, California 91335, (818) 756- 8543.

The service boundaries of West Valley Area are as follows: Plummer Street and Roscoe Boulevard to the north, Los Angeles City Boundary and Mulholland Drive to the south, Los Angeles City Boundary to the west, and the San Diego Freeway (405) and White Oak Avenue to the east.

The boundaries for RD 1081 are as follows: Ventura Freeway (101) to the north, Los Angeles City Boundary to the west, Los Angeles City Boundary to the south, and Sale Avenue, Reforma Road, Quinta Road, Cerrillos Drive, San Feliciano, and Mulholland Drive to the east.

The average response time to emergency calls for service in West Valley Area during 1998 was 9.3 minutes. The Citywide average during 1998 was 6.7 minutes. There are approximately 320 sworn officers and 29 civilian support staff deployed over three watches at West Valley Area.

There were 42 crimes per 1000 persons in West Valley Area in 1998. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheets. The predominant crimes in West Valley Area are burglary from residence, burglary from vehicle, and vehicle theft.

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

TYPE OF CRIME	RD 1081	WEST VALLEY AREA	CITYWIDE
Burglary from Business	5	515	5,381
Burglary from Residence	30	1,365	15,708
Burglary Other	0	356	5,048
Street Robbery	3	362	10,013
Other Robbery	3	305	5,753
Murder	0	9	429
Rape	1	69	1,480
Aggravated Assault	10	1,588	31,829
Burglary from Vehicle	21	1,789	23,124
Theft from Vehicle	16	903	16,945
Grand Theft	13	1,048	11,720
Theft from Person	0	28	1,449
Purse Snatch	0	29	454
Other Theft	19	2,156	26,294
Vehicle Theft	33	1,967	30,568
Bunco	0	12	257
Total	154	12,501	186,452

CRIMES PER 1000 PERSONS

REPORTING DISTRICTS	CRIMES	÷	POPULATION X 1000	CITYWIDE= 51/1000
RD 1081	154	÷	4593	34/1000
WEST VALLEY	12,501	÷	296,194	42/1000

**CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE**

DATE:

TO: Con Howe, Director
Planning Department

Attention: Hadar Plafkin

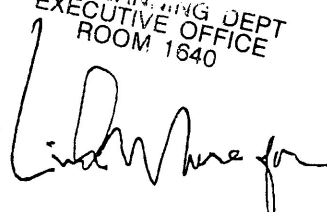
RECEIVED
CITY OF LOS ANGELES

FEB 26 1999

CITY PLANNING DEPT
EXECUTIVE OFFICE
ROOM 1640

FROM: Clark Robins, Division Engineer
Structural & Geotechnical Engineering Division
Bureau of Engineering

by: Ara J. Kasparian, Environmental Affairs Officer
Structural & Geotechnical Division
Bureau of Engineering



SUBJECT: COMMENTS ON A NOTICE OF PREPARATION FOR AN ENVIRONMENTAL IMPACT REPORT FOR THE MOTION PICTURES AND TELEVISION COUNTRY HOME

Staff of the Bureau of Engineering have reviewed the above referenced document and have the following comments.

Page 4, SERVICE SYSTEMS

It is assumed that the proposed project cannot be built without adherence to all applicable ordinances and regulations, which will produce a maximum level of impact above which the project cannot rise. Mitigation measures are voluntary actions intended to reduce impacts below this maximum level.

If, however, project proponents intend to consider adherence to legal requirement to be 'mitigation measures', please discuss in the Environmental Impact Report the actual maximum level of impacts this project may produce.

Thank you for the opportunity to comment in this matter. If you have question, please call Mistie M Joyce at (213) 847-8699.

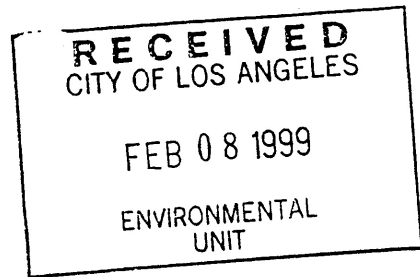


Gray Davis
GOVERNOR

STATE OF CALIFORNIA

Governor's Office of Planning and Research

1400 TENTH STREET SACRAMENTO, CALIFORNIA 95812-3044



February 3, 1999

To: Reviewing Agencies

Re: Motion Pictures and Television Country Home
SCH# 99021016

Attached for your comment is the Notice of Preparation for the Motion Pictures and Television Country Home draft Environmental Impact Report (EIR).

Responsible agencies must transmit their concerns and comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Hadar Plafkin
City of Los Angeles
221 N. Figueroa Street
Rom 1500
Los Angeles, CA 90012

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call the State Clearinghouse at (916) 445-0613.

Sincerely,

DeLicia Wynn
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency

NOP Distribution List

S = sent by lead agency
X = sent by SCH

Resources Agency

Nadell Gayou
Resources Agency
1020 Ninth Street, Third Floor
Sacramento, CA 95814
916/327-1722 Fax 916/327-1648

Susie Betzler
Dept. of Boating & Waterways
1629 S Street
Sacramento, CA 95814
916/445-6281 916/327-7250

Elizabeth A. Fuchs
California Coastal Commission
45 Fremont Street, Suite 1970
San Francisco, CA 94105-2219
415/904-5200 Fax 415/904-5400

William Ahern
State Coastal Conservancy
1330 Broadway, Suite 1100
Oakland, CA 94612
510/286-1015 Fax 510/286-0470

Karen Yowell
Dept. of Conservation
801 K Street, MS-24-02
Sacramento, CA 95814
916/445-8733 Fax 916/324-0948

Allen Robertson
Dept. of Forestry & Fire Protection
1416 Ninth Street, Room 1516-24
Sacramento, CA 95814
916/657-0300 Fax 916/653-8957

Hans Kreutzberg
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001
916/653-9107 Fax 916/653-9824

Beth Walls
Resource Management Board
Dept. of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-0001
916/653-6725 Fax 916/657-3355

Environmental Review
Reclamation Board
1416 Ninth Street, Room 1623
Sacramento, CA 95814
916/327-1531 Fax 916/327-1600

Steve McAdam
S.F. Bay Conservation & Dev't. Comm.
30 Van Ness Avenue, Room 2011
San Francisco, CA 94102
415/557-3686 Fax 415/657-3767

Nadell Gayou
Department of Water Resources
1020 Ninth Street, Third Floor
Sacramento, CA 95814
916/327-1722 Fax 916/327-1648

Health & Welfare
Robert Hullquist
Dept. of Health/Drinking Water
601 N. 7th Street, PO Box 942732
Sacramento, CA 94234-7320
916/323-6111 Fax 916/327-6092

Fish and Game - Regional Offices

Richard L. Elliott (Region 1)
Department of Fish and Game
601 Locust
Redding, CA 96001
530/225-2363 Fax 530/225-2381

Binky Curtis (Region 2)
Department of Fish & Game
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670
916/358-2898 Fax 916/658-2912

Brian Hunter (Region 3)
Department of Fish and Game
P.O. Box 47
Yountville, CA 94599
707/944-5518 Fax 707/944-5563

George Nokes (Region 4)
Department of Fish and Game
1234 East Shaw Avenue
Fresno, CA 93710
209/445-6132 Fax 209/445-6607

Sandy Peterson (Region 5)
Department of Fish and Game
Habitat Conservation Program
4949 Viewridge Avenue
San Diego, CA 92123
619/467-4234

Cheryl Avanis (Region 6)
Department of Fish and Game
Habitat Conservation Program
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Long Beach, CA 90802
562/590-5159

Bruce Kinney (Inyo & Mono)
Department of Fish and Game
Habitat Conservation Program
407 West Line Street, Room 8
Bishop, CA 93514
760/872-1129

Greg Newhouse
California Energy Commission
1516 Ninth Street, MS-15
Sacramento, CA 95814
916/654-5000 Fax 916/654-4162

Debbie Treadway
Native Americans Heritage Comm.
915 Capitol Mall, Room 364
Sacramento, CA 95814
916/653-4082 Fax 916/657-5390

Andrew Barnsdale
Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102
415/703-3231 Fax 415/703-1184

Betty Silva
State Lands Commission
100 Howe Avenue, Suite 100-S
Sacramento, CA 95826
916/574-1872 Fax 916/574-1885

Gerald R. Zimmerman
Colorado River Board
770 Fairmont Avenue, Suite 100
Glendale, CA 91203-1035
818/543-4676 Fax 818/543-543-4635

Tahoe Regional Planning
Environmental Review
P.O. Box 1038
Zephyr Cove, NV 89448

John Rowden, Manager
Office of Emergency Services
11030 White Rock Road, Ste. 110
Rancho Cordova, CA 95670
916/464-1014

Debby Eddy
Delta Protection Commission
P.O. Box 530
Walnut Grove, CA 95690
916/776-2290 FAX 776-2293

Department of Transportation
District Contacts
Martin Urkolsky
Caltrans, District 1
1656 Union Street (P.O. Box 3700)
Eureka, CA 95501
707/445-6412 Fax 707/445-5869

Vicki Roe
Local Development Review
Caltrans, District 2
P.O. Box 496073
Redding, CA 96049-6073
530/225-3089 Fax 530/225-3271

Jeff Pulverman
Caltrans, District 3
P.O. Box 94874
Sacramento, CA 94274-0001
916/327-3859 Fax 916/323-7669

Phillip Badal
Caltrans, District 4
P.O. Box 23660
Oakland, CA 94623-0660
510/286-5578 Fax 510/286-5513

Lawrence Newland
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50 Higuera Street
San Luis Obispo, CA 93401
805/549-3683 Fax 805/549-3077

Marc Birnbaum
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P.O. Box 12616
Fresno, CA 93778-2616
209/448-4020 Fax 209/448-4101

Stephen J. Buswell
Caltrans, District 7
120 South Spring Street
Los Angeles, CA 90012
213/897-4429 Fax 213/897-9210

Mike Slim
Caltrans, District 8
464 W. 4th Street, 6th Floor
San Bernardino, CA 92401-1400
909/383-4808 Fax 909/383-5936

Robert Ruhnke
Caltrans, District 9
500 South Main Street
Bishop, CA 93514
760/872-0689 Fax 760/872-0678

Ed Fuentes
Caltrans, District 10
P.O. Box 2048
209/948-7783 Fax 209/948-7906

Lou Salazar
Caltrans, District 11
P.O. Box 83406, MS S-5
2829 Juan Street
San Diego, CA 92186-5406
619/688-3140 Fax 619/688-2511

Alleen Kennedy
Caltrans, District 12
2501 Pullman St.
Santa Ana, CA 92705
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Business, Transportation, & Housing
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Caltrans - Division of Aeronautics
P.O. Box 942874
Sacramento, CA 94274-0001
916/654-5314 Fax 916/321-9093

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California Highway Patrol
Office of Special Projects
Planning and Analysis Division
2555 1st Ave.
Sacramento, CA 95818
916/657-7222 Fax 916/452-3151

Ron Helgeson
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Sacramento, CA 94274-0001
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State and Consumer Services
Robert Sleppy
Dept. of General Services
400 R Street, Suite 5100
Sacramento, CA 95814
916/324-0214 Fax 916/322-3987

California Environmental Protection Agency
Mike Tollstrup
Air Resources Board
2020 L Street
Sacramento, CA 95815
916/322-8473 Fax 916/322-5982

Jennie Blakeslee
Calif. Waste Management Board
8800 Cal Center Drive
Sacramento, CA 95826
916/255-4164 Fax 916/255-4216

Wayne Hubbard
State Water Resources Control Board
Division of Clean Water Programs
P.O. Box 944212
Sacramento, CA 94244-2120
916/227-4408 Fax 916/227-4349

Phil Zentner
State Water Resources Control Board
Division of Water Quality
P.O. Box 944213
Sacramento, CA 94244-2130
916/657-0912 Fax 916/657-2388

Mike Falkenstein
State Water Resources Control Board
Division of Water Rights
901 P Street, 3rd Floor
Sacramento, CA 95814
916/657-1377 Fax 916/657-1485

Dept. of Toxic Substances Control
CEQA Tracking Center
400 P Street, Fourth Floor
P.O. Box 806
Sacramento, CA 95812-0806
916/224-3119 Fax 916/324-1788

Regional Water Quality Control Board
NORTH COAST REGION (1)
5550 Skyline Blvd., Suite A
Santa Rosa, CA 95403
707/576-2220 Fax 707/523-0135

SAN FRANCISCO BAY REGION (2)
Environmental Document Coordinator
1515 Clay Street, Suite 1400
Oakland, CA 94612
510/622-2300 Fax 510/622-2760

CENTRAL COAST REGION (3)
81 Higuera Street, Suite 200
San Luis Obispo, CA 93401-5427
805/549-3147 Fax 805/543-0397

LOS ANGELES REGION (4)
CEQA Coordinator
320 West 4th Street, Suite 254
Los Angeles, CA 90017
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CENTRAL VALLEY REGION (5)
3443 Router Road, Suite A
Sacramento, CA 95827-3098
916/255-3000 Fax 916/255-3015

Fresno Branch Office
3614 East Ashlan Avenue
Fresno, CA 93726
209/445-5116 Fax 209/445-5910

Redding Branch Office
415 Knollcrest Drive
Redding, CA 96002
916/224-4845 Fax 916/224-4857

LAHONTAN REGION (6)
2501 Lake Tahoe Boulevard
South Lake Tahoe, CA 96150
530/542-5400 Fax 530/544-2271

Victorville Branch Office
15428 Civic Drive, Suite 100
Victorville, CA 92392-2359
760/241-6583 Fax 760/241-7308

COLORADO RIVER BASIN
REGION (7)
73720 Fred Waring Drive, #100
Palm Desert, CA 92260-2564
760/782-7495 Fax 760/341-6820

SANTA ANA REGION (8)
3737 Main Street, Suite 500
Riverside, CA 92501-3339
909/782-4130 Fax 909/781-6288

SAN DIEGO REGION (9)
9771 Clairemont Mesa Blvd., Suite B
San Diego, CA 92124-1324
619/467-2952 Fax 619/571-6972

OTHER:

OTHER:

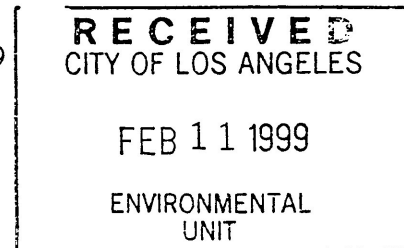


RICHARD J. RIORDAN
Mayor

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MARCIA F. VOLPERT, *Vice President*
KENNETH T. LOMBARD
JUDY M. MILLER
DOMINICK W. RUBALCAVA
IRENE N. KISHI, *Secretary*

S. DAVID FREEMAN, *General Manager*

January 8, 1999



Con Howe
Director of Planning
Department of City Planning
221 N. Figueroa St.
Los Angeles, Ca 90012-2601

Attention: Hadar Plafkin,

Dear Mr. Howe:

Motion Pictures and Television Country Home
Case No. 391-84-CUZ(ZV)

This is in response to your letter of January 25, 1999. This response applies only to the Water Services Organization of the Los Angeles Department of Water and Power (WSO). The Energy Services Organization will respond separately.

This project will be served from the 1240-foot service zone. The WSO maintains the following water distribution mains in the vicinity of the project.

- El Canon Ave. 8-inch cast iron main located approximately 16 feet west of the centerline, from 23 feet to 330 feet south of the centerline of Calabasas Rd.
- Mulholland Dr. 12-inch cast iron main located approximately 69 feet west of the centerline, from Calabasas Rd. to 1448 feet south of the centerline of Calabasas Rd.
- Mulholland Dr. 12-inch cast iron main located approximately 32 to 39 feet west of the centerline, from 1448 feet south of the centerline of Calabasas Rd. to Dessert Rd.

Further analysis of the water distribution system may be required when the water flow demands for this project are determined. These demands should include domestic, fire flow, and irrigation requirements. In addition, water conservation mitigation measures may apply and should be considered as part of this project.

Water and Power Conservation... a way of life

Mr.Plafkin

-2-

January 8, 1999

If any additional information is need or if you have questions, please contact Ms. Linh Phan at (213) 367-1245.

Sincerely,



Gayle Glauz

West Valley District Engineer
Water Engineering Services Section

Attachment

c: Mark Williams
168-193

IMPACT OF THE PROPOSED PROJECT ON THE
WATER SYSTEM AND METHODS OF CONSERVING WATER
LOS ANGELES DEPARTMENT OF WATER AND POWER

IMPACT ON THE WATER SYSTEM

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Department's Rules and Regulations. If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the Department to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project which is consistent with the City's General Plan has been taken into account in the planned growth of the Water System. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and is a member of the Metropolitan Water District of Southern California (MWD). These three sources will supply the City's water needs for many years to come.

Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because electrical energy is required to deliver supplemental MWD water supplies to the City and the rest of Southern California. Conserving water will minimize purchases from MWD and contribute to the national need for energy conservation.

WATER CONSERVATION

The Water System will assist residential, commercial, and industrial customers in their efforts to conserve water. Recommendations listed below are examples of steps which would conserve water in both new and old construction:

1. Automatic sprinkler systems should be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. However, care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.
2. Reclaimed water should be investigated as a source to irrigate large landscaped areas.

3. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of these plant varieties, refer to Sunset Magazine, October 1976, "Good Looking - Unthirsty," pp. 78-85, or consult a landscape architect.
4. Recirculating hot water systems can reduce water waste in long piping systems where water must be run for considerable periods before hot water is received at the outlet.
5. Lower-volume water closets and water-saving shower heads must be installed in new construction and when remodeling.
6. Plumbing fixtures should be selected which reduce potential water loss from leakage due to excessive wear of washers.

In addition, the provisions contained in the Water Conservation Ordinance of April 1988 must be adhered to.

More detailed information regarding these and other water conservation measures can be obtained from the Department's Water Conservation Office by calling (213) 367-0944.

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

February 24, 1999

RECEIVED
CITY OF LOS ANGELES

MAR 09 1999

ENVIRONMENTAL
UNIT

TO: Mr. Con Howe, Director
Department of City Planning

Attention: Hadar Plafkin

FROM: Fire Department

SUBJECT: MOTION PICTURE AND TELEVISION COUNTRY HOME

Construction of 153,500 sq. ft. of new medical facilities with 290 beds. Construction of 252,000 sq. ft. of residential retirement facilities with 422 new units with 530 non-licensed beds. Construction of 37,500 sq. ft. of new service area maintenance buildings and 23,000 sq. ft. or new activity facilities.

The following comments are furnished in response to your request for this Department to review the proposed development:

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in low density areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 4,000 G.P.M. from four fire hydrants flowing simultaneously.

Improvements to the water system in this area may be required to provide 4,000 G.P.M. fire-flow. The cost of improving the water system may be charged to the developer. For more detailed information regarding water main improvements, the developer shall contact the Water Services Section of the Department of Water and Power.

Based on a required fire-flow of 4,000 G.P.M., the first-due Engine Company should be within one and one-half miles, the first-due Truck Company within two miles.

Mr. Con Howe
February 24, 1999
Page 2

The Fire Department has existing fire stations at the following locations for initial response into the area of the proposed development:

Fire Station No. 84
5340 Canoga Avenue
Woodland Hills, CA 91364
Paramedic Engine Company
Staffing - 4
Miles - 3.0

Fire Station No. 105
6345 Fallbrook Avenue
Woodland Hills, CA 91364
Task Force Truck and Paramedic Engine Company
Staffing - 10
Miles - 2.8

Fire Station No. 72
6811 DeSoto Avenue
Canoga Park, CA 91303 Single Engine Company
Paramedic Rescue Ambulance
Battalion 17 Headquarters
Staffing - 7
Miles - 5.2

Fire Station No. 93
19059 Ventura Boulevard
Tarzana, CA 91356
Task Force Truck and Engine Company
Paramedic Rescue Ambulance
Staffing - 12
Miles - 6.1

The above distances were computed to Calabasas Road and Mulholland.

Based on this criteria (response distance from existing fire stations), fire protection would be considered inadequate.

Environmental Impact

Project implementation will increase the need for fire protection and emergency medical services in this area.

At least two different ingress/egress roads for each area, that will accommodate major fire apparatus and provide for major evacuation during emergency situations shall be required.

Mr. Con Howe
February 24, 1999
Page 3

Adverse Effects: Project implementation will increase the need for fire protection and emergency medical services in this area.

Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

In addition to the above mitigations, the Fire Department recommends the following measures be implemented:

Private streets and entry gates will be built to City standards to the satisfaction of the City Engineer and the Fire Department.

Businesses that intend to handle Extremely Hazardous Substances (Appendix A, Part 355, Subchapter J, Chapter I, 40CFR) at or above State of California Threshold Planning Quantity (TPQ) may be required to participate in "Hazardous Material Management" (California Health and Safety Code, Chapter 6.95, Article 2).

Businesses that intend to handle "Extremely Hazardous Materials" at or above State TPQ's shall notify the Hazardous Materials Section of the Fire Department in writing. If a Risk Management and Prevention Program (RMPP) is required by the Fire Department, the RMPP shall be completed before the facility begins operation.

RMPP means all of the administrative and operational programs of a business which are designed to prevent acutely hazardous materials accident risks, including, but not limited to, programs which include design safety of new and existing equipment, standard operating procedures, preventative maintenance programs, operator training and accident investigation procedures, risk assessment for unit operations or operating alternatives, emergency response planning, and internal or external audit procedures to ensure that these programs are being executed as planned - H & S Code, Section 25532(g).

For additional information, please contact the Hazardous Materials Section at (213) 485-8080.

In order to mitigate the inadequacy of fire protection in travel distance, sprinkler systems will be required throughout any structure to be built, in accordance with the Los Angeles Municipal Code, Section 57.09.07.

Submit plot plans indicating access road and turning area for Fire Department approval.

Construction of public or private roadway in the proposed development shall not exceed 15 percent in grade.

Mr. Con Howe
February 24, 1999
Page 4

Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

Fire lanes, where required, and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

The proposed project would have a cumulative impact on fire protection services.

At present, there are no immediate plans to increase Fire Department staffing or resources in those areas which will serve the proposed project.

Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

Where above ground floors are used for residential purposes, the access requirement shall be interpreted as being the horizontal travel distance from the street, driveway, alley, or designated fire lane to the main entrance, or exit of individual units.

The entrance or exit of all ground apartment units shall not be more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Private roadways for general access use shall have a minimum width of 20 feet.

Where access for a given development requires accommodation of Fire Department apparatus, minimum outside radius of the paved surface shall be 35 feet. An additional six feet of clear space must be maintained beyond the outside radius to a vertical point 13 feet 6 inches above the paved surface of the roadway.

No building or portion of a building shall be constructed more than 150 feet from the edge of a roadway of an improved street, access road, or designated fire lane.

Where access for a given development requires accommodation of Fire Department apparatus, overhead clearance shall not be less than 14 feet.

Mr. Con Howe
February 24, 1999
Page 5

Adequate public and private fire hydrants shall be required.

Access for Fire Department apparatus and personnel to and into all structures shall be required.

Additional vehicular access may be required by the Fire Department where buildings exceed 28 feet in height.

Where fire apparatus will be driven onto the road level surface of the subterranean parking structure, that structure shall be engineered to withstand a bearing pressure of 8,600 pounds per square foot.

Definitive plans and specifications shall be submitted to this Department and requirements for necessary permits satisfied prior to commencement of any portion of this project.

The Los Angeles Fire Department continually evaluates fire station placement and overall Department services for the entire City, as well as specific areas. The development of this proposed project, along with other approved and planned projects in the immediate area, may result in the need for the following:

1. Increased staffing for existing facilities.
2. Additional fire protection facilities.
3. Relocation of present fire protection facilities.

For additional information, please contact the Construction Services Unit at (213) 485-5964.

WILLIAM R. BAMATTRE
Chief Engineer and General Manager



Michael S. Fulmis, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

MSF:DRC:lq:a\mptch.wp

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
321 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2801

CITY PLANNING
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COMMISSION
EXECUTIVE ASSISTANT
(213) 580-5234



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MAYOR

EXECUTIVE OFFICES
16TH FLOOR

CON HOWE

DIRECTOR
(213) 580-1160

FRANKLIN P. EBERHARD

DEPUTY DIRECTOR
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GORDON B. HAMILTON

DEPUTY DIRECTOR
(213) 580-1165

ROBERT H. SUTTON

DEPUTY DIRECTOR
(213) 580-1167

FAX: (213) 580-1176

INFORMATION
(213) 580-1172

January 25, 1999

Case No.: 391-84-CUZ(ZV)(SUPPLEMENTAL)

Project Name: Motion Pictures and Television Country Home

Project Description: Conditional Use and Zone Variance for the construction of 153,500 square-feet of new medical facilities with the number of licensed beds increasing to 290 from 256 existing. Construction of 252,000 square-feet of residential retirement facilities with 422 new units containing 530 non-licensed beds. Construction of 37,500 square-feet of new service and maintenance buildings and 23,000 square-feet of new activity facilities (community rooms, gift shop and coffee shop). Parking would be provided as required by Municipal Code.

Project Location: 23450 Calabasas Road

Planning Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 11

Due Date: February 26, 1999

PRE-DRAFT REQUEST FOR COMMENTS

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared on this project by this office.

We would welcome all comments on the possible environmental impacts of the proposed project in order that we can take into consideration your concerns and/or those of the organization you represent, in the preparation of the EIR. All comments should be in writing and must be submitted to this office February 26, 1999.

Please direct your responses to:

Hadar Plafkin, Project Coordinator

221 N. Figueroa St., Room 1500

Los Angeles, CA 90012

(213)580-5554

CON HOWE

Director of Planning

Hadar Plafkin
City Planner

Environmental Review Section

Enclosure

CP-1250 (8/96)

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
CITY HALL - 200 N. SPRING STREET, RM. 4805 - (213) 485-7626
VAN NUYS - 6251 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 756-6596

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February 22, 1999

Department of City Planning
221 N. Figueroa Street
Los Angeles, CA 90012

Attention: Mr. Hadar Plafin, Project Coordinator

Case No. 391-84-CUZ(ZV)(SUPPLEMENTAL)
Project Name: Motion Picture and Television Country Home

RECEIVED
CITY OF LOS ANGELES

FEB 24 1999

ENVIRONMENTAL
UNIT

We own a townhouse at 23168 Park Sorrento in an established residential community adjacent to the SW boundary of subject property, and have lived here for 24 years. My wife and I have a very serious concerns about the proposed scope of the project, particularly the height and density. A large complex of three story retirement structures is not compatible with our established residential two story townhouses. It is our hope that a number of measures will be taken by your offices to prevent this project from overwhelming our residential neighborhood and further affecting our quality of life. We intend to remain closely involved in this process and see it through to a mutually acceptable and constructive end.

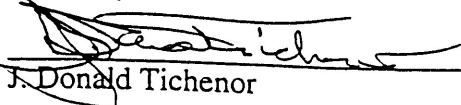
Scale It would seem reasonable to restrict height of that portion of the project that is close proximity to established residential neighborhoods to be two stories. To reduce the density and alleviate some congestion and parking lot problems. Also a drainage plan should be implemented to minimize the grade heights of these buildings. We further hope that aesthetics will be considered and the architecture will take on a residential, rather than an institutional, look.

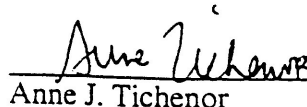
Landscaping For the past 24 years our community has maintained a greenbelt that runs between Park Sorrento and the City's boundary line. This planted hedge screens out unsightly poles carrying high voltage transmission lines and the activities of the undeveloped Motion Picture/Television property. We suggest that this area be widened to accommodate taller trees to screen the proposed large buildings and parking areas. This requirement would be an attractive buffer for all the surrounding properties.

Traffic Traffic congestion is a serious problem in this general area. Park Sorrento was not designed as a feeder street and traffic has now become so acute that speed bumps have been employed to control traffic flow. The emergency exit on Park Sorrento should be moved to the vacated street entrances at El Canon and/or Valmar. El Canon should be used to siphon off everyday internal traffic directly to Calabasas Road and to the freeway ramps. This would relieve congestion on Mulholland Road, which would help Park Oro and Park Sorrento (the alternate route). A fence should be required along the City boundary line to prevent the use of Park Sorrento as an overflow parking area. Without this protection we will be impacted by additional congestion and our greenbelt will be damaged by foot traffic.

We would like to be good neighbors, and feel that our community would welcome a comprehensive design that is considerate of our needs as well. Please keep us informed on the progress of this new development.

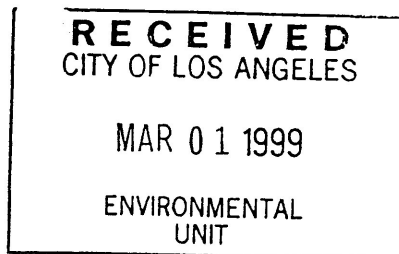
Sincerely,


J. Donald Tichenor


Anne J. Tichenor

February 23, 1999

Department of City Planning
221 N. Figueroa Street
Los Angeles, CA 90012



Attention: Mr. Hadar Plafin, Project Coordinator

Case No. 391-84-CUZ(ZV)(SUPPLEMENTAL)
Project Name: Motion Picture and Television Country Home

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Sincerely,

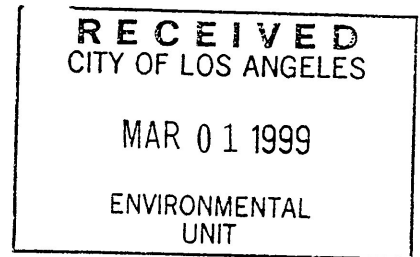
J. Donald Tichenor

Anne J. Tichenor

23150 PARK SORRENTO - GLENN P. MEEK, DRS MARGARET H. MEEK
Glenn P. Meek Margaret H. Meek

Department of City Planning
221 N. Figueroa Street
Los Angeles, Ca. 90012

Feb. 23, 1999



Dear Mr. Plafin,

We have carefully reviewed the enclosed letter from Mr. & Mrs. Donald Sichenor and wish to express that we strongly agree with all points of concern - Scale, Landscaping, Traffic.

There should be absolutely no access to Park Sorrento from Motion Picture & Television Country Home. The street is far too congested, which would negatively impact the whole area. Also, the roof line should be flat or the very minimum roof pitch.

We have been residents of Calabasas Park for 30 years (10 years at 23150 Park Sorrento) and have always been impressed with the quality of life maintained at the Motion Picture Country home, and we know they will want to help us maintain good relations as neighbors -

Sincerely,
Dr. & Mrs. Glenn P. Meek

PAUL KAHN
Chairman Motion Picture Hospital Project
WOODLAND HILLS HOME OWNERS ORGANIZATION

P.O. Box 9181
Calabasas, Ca. 91372

February 26, 1999

818-222-7062

RECEIVED
CITY OF LOS ANGELES

MAR 01 1999

ENVIRONMENTAL
UNIT

*FAX RECEIVED ON
2-26-99*

Mr. Hadar Plafkin
Project Coordinator
Environmental Review Section
LA City Planning Dept
221 N. Figueroa St Rm 1500
Los Angeles, Ca. 90012

Case # 391-84-cuz (ZV)(SUPPLEMENTAL

Dear Mr. Plafkin,

On Friday 26, 1999 I faxed you our response to your pre-draft request for comments on the above case.

Am sending you herewith copies of our response:

Part 1: "THE ANALYSIS OF THE PROPOSED MASTER PLAN, 5 pages

Part 2: "ANALYSIS AND COMMENTARY ON INITIAL CHECK LIST DATED 1/22/99. 3 pages

Part 3: "A STATEMENT", 2 pages.

Sincerely,


PAUL KAHN

Of the 1035 parking spaces indicated on the proposed master plan over 130 parking spaces have been drawn on the public owned land portion of the map---which is illegal use of city owned property.

30 parking spaces drawn on the south east corner of the property is dependent on an emergency entrance for egress and ingress. These parking spaces cannot normally be used without the daily use of this emergency exit. And, these proposed parking spaces would require some type of bridge over the natural channel that is in this area, Therefore, it must be eliminated.

In 1984, it seems that the same method of "ghost parking spaces" were used to get the original conditional use permit. At that time, the Hospital promised that all cars coming to the Motion Picture Hospital Property would be parked on Hospital land. From 1984 to this writing this promise was never kept. The promise by the Hospital to landscape this city owned medium, where these cars are still being parked, has not been kept. The excuse by the hospital is that they keep telling their employees, not to park on the median. But inspite of these orders the employees still do so. The answer is obvious that there is inadequate parking spaces provided on the hospital land.

This master plan indicates that there should be 8 spaces per 100 feet. We now count 11 spaces per 100 feet which is a touch over 9 feet wide per car. Since many cars in this area are suburban "style" trucks requiring more space then an ordinary car we will later find that some of the trucks, in the future, will also be parked on public land.

Furthermore, the extended parking spaces required for the disabled do not appear on this map. Therefore, from this observation alone, the project planned in its present proposal state must be totally denied.

3. There are a number of emergency exits drawn on this proposal map. One of these "emergency" exits is on the northeastern side of the property, (close to Valmar.) This exit is shown to empty on to a street that doesn't exist. This phantom street (on public owned land) looks like it will connect to Valmar on the corner of Mulholland Drive and Valmar making a most dangerous intersection.

4. At the top of the proposed map is a label "new profile" for Mulholland Drive. The neighborhood has not been made aware of any change to this federally recognized scenic drive. What ever this "new profile" shows, its not yet been approved and has no reality to be included on this masterplan.

This proposal for changing of the profile for Mulholland Drive including the medians is not acceptable. When a portion of Mulholland Drive is reduced in width in either direction, the result will be grid-lock. The tremendous increase in traffic in this area due to recently built or approved developments, has already made Mulholland Drive a highly used route.

5. The height of the present one-story bungalows is 12 feet high. The proposed one-story buildings are 20 feet high, almost double the height. Unacceptable in this area. These 20

foot high “singles story” residence must never be built. This would result in changing the character of the neighborhood.

6. The construction of the main entrance located in the middle of the north side of this project seems to be already completed. The hospital said that several elderly people would like to walk across the 200 foot wide Mulholland Drive to shop at SavOn or Vons across the street.. The Hospital has motorized vans that drives these few people across the street. The hospital had some of their population sign a petition. The reason for “petitioning” the city for a red and green light, is because that intersection, that they created for the few “walkers”, was part of the master plan for a new major entrance, that we were not then aware of.. And, though not yet built when this planned map was being prepared, this stop and go intersection is now being shown on the planned map. No hearing was held, and no community input.

7. The buildings at the eastern edge of property labeled “hospice” and “guest” building interferes with the natural water course that has been there for centuries. To interfere with this, or any natural water course, is against federal law.

The building that is labeled “guest” building, is, by its designation, a **commercial** building that cannot be permitted on residential land. (Note: There are a number of inexpensive motels and hotel within 5 – 10 minute drive. One is on Calabasas Road just west of this hospital.)

This property was donated to be used for the members of the Motion Picture and Television industry who have medical problems. This land was not meant to be used for well people and should not be permitted

8. There are over 7 buildings labeled “proposed pavilions”. The height of each of these single story building should be limited to a maximum of 12 feet high. Furthermore your examination will see, as ours did, that these (pavilion labeled) buildings will over “hang” some kind of a water course that is shown on the proposed master plan. These pavilions, as presently proposed, can be converted, in the future, into 2 story commercial looking residents buildings if they are at all permitted to be built to 20 feet high. Which makes them non-compatible with the area.

9. The exits called “emergency exists”, can easily be turned into major entrances as had been done by Harlan Lee Corporation who developed the condos to the south-west part of the land. At the time of approval it was promised that there would be no cars coming out of Park Ora, on to Valmar, on the way to the Ventura Freeway, [as this road, Park Ora, will only be for mergency fire dept teams that would have a key to the gates.] Less than two weeks after development was completed the gates came down and the intersection of Park Ora and Valmar became a major egress/ingress of automobiles and was responsible for major traffic in this area.

10. The existing warehouse presently near the center of the property. is indicated it is to be moved? Where will it be moved to?

11. There is a bridge proposed to be built over the existing channel on the eastern side of the property. This bridge may interfere with the flood waters that could be a problem to the neighborhood and therefore should be eliminated. This channel cannot be changed due to federal law.

12. The chapel that is to be relocated at the eastern edge, should be located closer to the main entrance for obvious reasons. This is where most of the people will be.

13. Where is the parking area to serve the chapel? From the apparent size of the development, a massive amount of people, probably more than double the present numbers will require more than one chapel. This will add to the parking problem.

14. It is noted that some of the proposed buildings are labeled for "assisted living". By law all "assisted living" must have licensed personnel. Does this mean that these are not assisted living buildings, but just more residential that could possibly be rented, or sold? The original conditional use permit must be reexamined at this time before considering any additional expansion requests.

The proposed three story buildings do not conform to the zoning of the land and therefore must be disallowed. Again this land was not meant to be sold or converted into income producing property. The two story present hospital building facing Calabasas Road is on higher density zoned land. However, if any of these proposed buildings, shown on this master plan proposal should be permitted 2 or more stories high, it will change the neighborhood from residential to **INDUSTRIAL OR COMMERCIAL**.

15. It is noted that the one story business center of 2800 feet is going to be moved. Where? How about parking for this building?

16. It is further noted that a number of non labeled lines are included on this master plan proposed map. They must be fully labeled. One of these lines seem to indicate a water course coming in to a "body of water" that's shown close to the center of the proposal map. This water course is unique as it seem to take water from the channel on the east side to this body of water. And the architects proposed this water course to go *under* (?) building eaves and under streets, etc.

WE ARE CONCERNED THAT THE DOCUMENTS SUPPLIED US DO NOT CONTAIN THE MOST IMPORTANT INFORMATION: THE PRESENT NUMBER OF PATIENTS; THE PRESENT NUMBER OF LICENSED EMPLOYEES, THE NUMBER OF EMPLOYEES IN OTHER CLASSIFICATIONS, SUCH AS ADMINISTRATION; GARDENERS, ELECTRICIANS, PLUMBERS, GENERAL MAINTENANCE, SECURITY, VOLUNTEERS, VISITORS, AND OTHERS INCLUDING CLASSIFICATIONS SUCH AS PROFESSIONAL FILM PRODUCER

PARKING REQUIREMENTS FOR THEIR EQUIPMENT AND PRODUCTION
REQUIREMENTS.

WE ALSO MUST BE INFORMED OF PROJECTED POPULATION IN THE SAME
CATEGORIES AS LISTED ABOVE THAT WILL RESULT IF ANY APPROVAL IS
GRANTED.

It should be noted that when time limits are set on the community to respond to requests for developments, the developers must be admonished to respond immediately to any inquiries that the community makes. Or, the time limits has to expand automatically in accordance to the time delay that the developers may purposely or non-purposely cause. Several weeks were lost by the community, out of the allotted time limit, due to a number of factors including not getting complete information from the developers, and others associated with this process, therefore we reserve the right to add further information and concerns in the future.

PAUL KAHN

A handwritten signature in black ink, appearing to read "Paul Kahn", written in a cursive style. The signature is positioned below the typed name "PAUL KAHN".

PAUL KAHN
Chairman, Motion Picture Hospital Project
WOODLAND HILLS HOMEOWNERS ORGANIZATION
P.O. Box 9181, Calabasas, Ca. 91372
February 20, 1999
818-222-7062

Part 2 of 3 parts.

SUBJECT: COMMUNITY RESPONSE TO INITIAL STUDY AND CHECK LIST.

City Planner: HADAR PLAFKIN, Project Coordinator. 221 N. Figueroa St. Rm. #1500, LA, CA.90012
213-580-5554

DEPARTMENT OF CITY PLANNING DISC COUNCIL #11

Project: MOTION PICTURE & TELEVISION COUNTRY HOME: CASE# 391-84-CUZ (ZV)
SUPPLEMENTAL

Previous Actions Case N. ZA 86-0653 (CUZ) (ZV) BZA #3511

Project Location: 23450 Calabasas Road: Canoga Park-Winnetka-Woodland Hills-West Hills.

Planning District: Canoga Park-Winnetka-Woodland Hills - West Hills.

Project Density DOES NOT CONFORM TO PLAN

ANALYSIS AND COMMENTARY ON THE INITIAL CHECK LIST dated 1/22/99, and
COMPARISON WITH CALIFORNIA ENVIRONMENTAL QUALITY ACT SUMMARY SHEET,
1984, (will be referred as "1984".)

We agree with this Initial Study Check list except for the following items:

1. EARTH

c. Should be YES as there would be a modification of a unique physical feature which is a hill that arises 25 feet above the surrounding terrain, around which the current farm products have been planted.

The 1984 : notes change in topography will have "Adverse Impact", "Unavoidable Adverse Impact", etc.

d. Should be YES for the same reason in 1c. above.

2. AIR

a. Should be YES. The 1984 shows air emissions will have an Adverse Impact.

3. WATER.

b. Should be: YES as there will be an increase in drainage patterns and the rate and amounts of surface water runoff.

c. Should be: YES. The alterations will alter the course or flow of flood waters. The 1984 indicates "An Adverse" on exposure to flood hazards.

i. Should be: MAYBE Same reason as 3b & 3c. above.

4. PLANT LIFE.

- a. Should be YES, as The 1984 indicates an Adverse Impact on diversity of species
- j. Should be YES. There is active farming, and has been for many years. The development sought will eliminate any farming activities.

5. ANIMAL LIFE

- d. Should be YES. Migrating birds will not be able to rest and feed as they have been. And the coyotes who normally live on this land in the summer months and feed on the rodents will not be able to continue due to this due to the planned development.

6. NOISE.

- a. Should be YES. More people on the land will increase existing noise level.

9. NATURAL RESOURCES.

- a. Should be YES. A substantial population increase being planned, as indicated, will definitely increase the rate of use of any natural resource.
- b. Should be YES for same reason as in 9a. above.

11. POPULATION

- b. Should be YES as this planned expansion will definitely change density of the human population in this area.

12. HOUSING.

- a. Should be YES as this planned expansion will definitely increase demand for housing the additional employees that will result.
- b. Should be YES for the same reason in 12 a. above.
- c. Should be YES as demolition of a number of structures are noted on the submitted plans.

13. TRANSPORTATION / CIRCULATION.

- b. Should be YES as increased population on this "village" site will require a greatly increased amount of parked cars and in effect the submitted plans calls for expanding into public land for necessary parking to meet the parking formula of Los Angeles. 131 spaces have been counted on the proposed plan that has been designated on city owned land.

14. PUBLIC SERVICES.

- c. Should be YES. The increase in employees indicated by the tremendous amount of planned building indicates that those that will relocate to be close to their jobs will be burdening our schools with their children.
- e. Should be YES. Increased maintenance of roads and other public facilities will be due to the increase in planned auto trips into and from this facility; as well as their desire to use public land to fulfil for the parking requirements by city ordinance as shown on their proposed map. This same map shows additional streets to be developed on public land to

enhance any requirements for all the additional exits that is listed on this map as emergency exits.

- f. Should be YES. Changing the topography of the land will require emergency city services to control the additional flooding problems that could occur during future "50" or "100" year type rains. Also the proposed map shows bodies of water planned within the new development that may also require future city emergency services.

15. ENERGY

- b. Should be YES. There will be substantially increased demand on existing sources of energy to provide for property that will be developed with all types of buildings, including "guest" housing on more 100% of the land that was farmed and never used for human habitat before.

16. ENERGY [This title is the same as in 15 above, per your official check list document.]

- b. Should be YES. There has to be a significant increase in demand for electricity and water, natural gas for the same reason listed in 15b above.

17. UTILITIES

a. Should be Yes. For the substantial amount of the additional people that will be living, working, being treated, visitors, vendors that will be involved with this proposed tremendous expansion, attested to by the proposal map, power and natural gas, new systems or alterations to the existing utilities will be required.

b. Should be YES. Alterations of the communication systems for the same reason in 17a above will be required. The 1984 indicates Adverse Impact.

c. Should be YES. Alterations required to increase water use will be required for same reason in 17a above will be required. The 1984 indicates Adverse Impact.

d. Should be YES. Alterations to expands the sewer system will be required for same reason in 17a above. The 1984 indicates Adverse Impact.

e. Should be YES. Alterations to storm water drainage facilities will have to be made due to the same reason in 17a above.

f. Should be YES. Alterations to the solid waste disposal systems will have to be made due to the same reason in 17a. above. The 1984 indicates Adverse Impact.

18. HUMAN HEALTH.

- a. Should be YES. The cumulative effect of auto exhaust and diesel truck exhaust will expose the area residents to potential health hazards.

ASTHETICS.

- a. Should be YES. The farm and the hill in the middle of the farm that's on the land currently is very scenic. The elimination of both of these features will vastly reduce the scenic views that was open to the public. The 1984 also notes that this will have an Adverse Impact on this subject.

- b. Should be YES. The number of new buildings will definitely create an offensive site to public view when you compare it to the present view. The 1984 also notes Adverse Impact on this subject.
- c. Should be YES. The destruction of hill that is locally recognized desirable aesthetic natural feature requires this YES.
- d. Should be YES. By removing the farm and the hill will have a negative aesthetic effect. Most definitely.

21. CULTURAL RESOURCES.

- a. Should be YES. We are told that this site to be developed was a Chumash Indian village. There is a natural water course on this site that will be changed by the proposed building found on the proposal map. A nearby development's EIR also shows this area to be a paleontological site.
- d. Should be YES. It has been indicated that this site may have been a burial ground for the Chumash tribe.

22. MANDATORY FINDINGS OF SIGNIFICANCE.

- a. Should be YES. This proposed development on this portion of the land has potential to eliminate an important example of pre-historical existence of the Chumas Indian village
- b. Should be YES. For all the reasons listed above in all 22 sections.
- c. Should be YES. Same as above.
- d. Should be YES. For all the reasons listed above in all 22 sections.

PAUL KAHN

PAUL KAHN
Chairman of Motion Picture Hospital Project
WOODLAND HILLS HOMEOWNERS ORGANIZATION
P.O. Box 9181, Calabasas, Ca. 91372
818-222-7062
February 20, 1999

Part 3 of 3 part response.

SUBJECT: RESPONSE TO PROPOSED MASTER PLAN OF MOTION PICTURE & TELEVISION COUNTRY HOME CASE #391-84-CUZ (ZV) SUPPLEMENTAL.

City Planner: HADAR PLAFKIN, Project Coordinator. 221 N. Figueroa St. Rm. #1500, LA, CA. 90012 213-580-5554

DEPARTMENT OF CITY PLANNING DISC COUNCIL #11

Project: MOTION PICTURE & TELEVISION COUNTRY HOME: CASE# 391-84-CUZ (ZV) SUPPLEMENTAL

A STATEMENT

The "PRE-DRAFT FOR COMMENTS" dated January 25, 1999, indicates that the Motion Picture and Television Country Home plans on vast changes on land that has been zoned for 3-7 units per acre.

The Project Description attests to the increase in the number of licensed beds which means hospital beds to be used by those members of this charitable organization. And if this medical expansion is properly built we may support it.

However, from the number of non-licensed beds, which indicate, non-medical use, this indicates a shift in land use and should be examined during a land-uses change process. This may preclude the conditional use process for approvals as was used in the past by the Motion Picture and Television organization. A new EIR with updated data is required.

The approval process of public hearings is necessary and mandatory in case such as this.

The Canoga Park, Winnetka, Woodland Hills master plan does NOT show any industrial area, nor a high density medical center area of taller buildings in this area.

The southern portion of this proposed development, has a **LOW** density designation. Which permits 3-7 units per acre. The same zoning as our neighborhood.

From examining the proposal map, the character of the neighborhood will be definitely changed by permitting 2 and 3 story buildings in an area of single family homes which are approximately 12 feet high. Most of the current buildings on the hospital property

are just 12 feet high. Currently very few two story buildings are located on the hospital land closer to the Ventura Freeway, away from our properties at the eastern end of the hospital land. It is noted that these buildings have "basements" which may substitute for one of the "stories."

The neighborhood is considered an attractive one without problems. Permitting over-building on the southern portion of the hospital land, will have the effect of having West Hills Medical Center or The Tarzana-Encino Medical Center next door.

Caution must be taken, as the grand changes proposed seem to suggest an additional 2000-5000 or more people on this parcel of land, the changing of a natural water course, the possible destruction of a 25 foot hill of great aesthetic value (that also might have had some protective benefit during previous flooding experiences.)

In as much as data on current population, day and night, as well as proposed population was not provided we must assume the worst. And the worst will create traffic headaches, utility headaches, emergency vehicle headaches, environmental headaches, all the headaches that you have probably witnessed in past over expansion requests, as well as other headaches that will sure to follow.

We are not against the proper use of this property that was donated to this worthwhile organization. In fact, our people would like to meet with the Hospital delegation to insure that the Hospital's neighbors concerns are addressed.

However, we sincerely ask to be given real facts, the benefits, the negatives; given proper amount of time to research and respond, and not to be stone walled, or intimidated by timely requirements. We feel that this response in the 30 day, so called time limit, was cut into (our time) by the project manager who had not returned our calls for over a week and a half, with the response that she has been traveling. We thank our planner for seeing to it that we finally got a copy of his initial check list.

When time limits are set on the community to respond to development proposals, the developers must be admonished to respond immediately to any inquires that the community makes. Or, the time limits, has to expand automatically in accordance to the time delay, that the developers may cause.

Due to the tremendous changes in our area during the last 15 years we must insist on a new EIR being made. Not to use one that is from 1984 and far behind the times.

We feel that we are good neighbors, and have provided a good atmosphere for the Motion Picture & Television Fund Property.

PAUL KAHN

BOARD OF PUBLIC WORKS
MEMBERS

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DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

VITALY B. TROYAN, P.E.
CITY ENGINEER

650 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1911

MAY 20 1999

Planning Associates, Inc.
5910 Lemona Avenue, 2nd Floor
Van Nuys, CA 91411-3006
Attention: Terra Ishee

Dear Ms. Ishee:

SEIR FOR MOTION PICTURE TELEVISION FUND HOSPITAL

This is in response to your letter Dated April 6, 1999 requesting certain information regarding existing storm water facilities at and around the location of the proposed subject hospital in Woodland Hills.

Please find enclosed a partial copy of our Drainage Map 438 showing the existing facilities. You may purchase a copy of the plans for L.A. City facilities at the Bureau of Engineering Public Counter located on the 2nd Floor of 14410 Sylvan Street in Van Nuys. Please contact the L.A. County Department of Public Works for copies of plans for their facilities.

The capacity/adequacy of the existing facilities will be determined by a private engineer, licensed to practice Civil Engineering in the State of California, in conjunction with the hydrologic and hydraulic design for the proposed site drainage.

The Valley District Office has no record of drainage complaints along Mulholland Drive fronting the proposed development.

Conservation measures with regard to storm water will be determined as part of the project engineer's design. Some of the methods for reducing storm water runoff from a site include:

1. Minimizing the areas of impervious ground cover such as asphalt or concrete pavement.
2. Increasing the area of pervious ground cover such as grass, plants, trees, mulch and porous pavement.
3. Providing ponds or lakes with pervious bottoms that will act as detention basins.

Consideration should also be given to providing methods of capturing and removing trash, debris and pollutants from the storm water runoff prior to it leaving the site.

ADDRESS ALL COMMUNICATIONS TO THE CITY ENGINEER

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

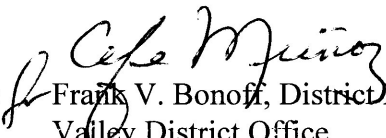
Recyclable and made from recycled waste.



If you have further questions, please call Tom Kilmer of the Stormwater Section at (818) 756-8431 or Randy Tsurutani of the Private Development Section at (818) 756-8771, both of the Valley District Office.

Sincerely,

Vitaly B. Troyan, P.E.
City Engineer

By:  Frank V. Bonoff, District Engineer
Valley District Office

E TK:lg\A:743lg.Ltr

Enc.

c: Wayne Mohr, Metro District, Stop 743
Gary Lee Moore, Bureau of Sanitation, Stop 756
Shobuz A. Ikbal, Bureau of Sanitation, Stop 756
Randy Tsurutani, Valley District, Stop 496





DRY CYN.-CALABASAS,
UNIT 2, L.A.C.F.C.D.
REINFORCE CONC. BOX

6' CONC. ARCH
CULVERT
DL-1334

LONG KEY

CITY OF LOS ANGELES

VENTURA

BLVD

FREEWAY

AVENUE

CALABASAS

LAKE

CALABASAS

DRY CANYON

056

MATCH LINE

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975

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1163" R.C.P.
OAKFIELD
DRAIN
L.A.C.F.C.D.

8'-6" x 10' BOX
OAKFIELD DRAIN
L.A.C.F.C.D.

HIDDEN HILL

GRAVADA

PARK

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Fax to: HADAR PLAFKIN, LA PLANNING DEPT. **213-580-5542** 1 page

PAUL KAHN
CHAIRMAN OF MOTION PICTURE HOSPITAL PROJECT
WOODLAND HILLS HOMEOWNERS ORGANIZATION
P.O. Box 9181, Calabasas, Ca. 91372
818-222-7062

March 24, 1999

Mr. HADAR PLAFKIN, City Planner:
DEPARTMENT OF L.A. CITY PLANNING
Project Coordinator.
221 N. Figueroa St. Rm. #1500,
Los Angeles, CA.90012
213-580-5554

Project: MOTION PICTURE & TELEVISION COUNTRY HOME: CASE# 391-84-
CUZ (ZV) SUPPLEMENTAL; DISC COUNCIL #11

Dear Mr. PLAFKIN,

We had a meeting with the representatives of the Motion Picture & Television Country Home on March 10th. We explained our community concerns about the vast expansion plans that they presented which goes beyond their Conditional Use Permit and Associate Zoning Administrator James J. Crisp's findings dated September 12, 1986.

A number of our questions to them were vaguely and incompletely answered.

Our offer to be of help to them ... notwithstanding (during this March 10th meeting)... we find that a new complete EIR concerning this project **is necessary**. Our other concerns, as written in our 3 part response, dated February 26, 1999, must also be addressed. And the signed agreement of October 12, 1986 that was made part of the Conditional Use Permit must be observed.

Please keep me abreast of continuing communications, requests and meetings concerning this project.

Thank you for your attention to this most important matter.

Sincerely,

/S/ PAUL KAHN

PAUL KAHN
Chairman of Motion Picture Hospital Project. WHHO.

Marcia Beamish
23401 Park Sorrento, Unit 19
Calabasas, CA 91302

March 6, 1999

VIA FACSIMILE / (213)580-5542

Hadar Plafkin, Project Coordinator
City of Los Angeles
Department of City Planning
221 N. Figueroa St.
Los Angeles, Ca. 90012-2601

Re: 391-84-CUZ(ZV)(SUPPLEMENTAL) / Motion Picture Hospital

Dear Hadar:

I am aware that this letter was to be received by you no later than February 26; however, my schedule has only now permitted me the time. Hopefully, it can be included.

I had a walk through with a hospital representative approximately three weeks ago. What I learned was, even though you provided different information, they had a conditional use attached and are able to build three stories; is this correct?

I am attaching a copy of a letter I received from the hospital outlining specific facts regarding the street improvements along Calabasas Road. They were supposed to get back to me with other facts relating to a time frame and various other items. I haven't heard back yet.

The concerns are several. The only access they have to the areas they plan on improving is via El Canon, not Mulholland. This road is approximately 35 feet from our bedrooms. When their construction trucks start moving in at 6:00A, it will be a noise nightmare. I would like to see if they can consider a different route for their trucks. Even if this means constructing a road.

Construction brings trash. They currently have their trash bins located on El Canon picked up at 6:00A - only after many, many foiled attempts to come at 4:00A to avoid the traffic in this small area. I had to get up many mornings at 4:00A and follow the trash trucks to determine the truck number and company. Then fight with the dispatchers. I won't go through this again.

They seem to think that their work will not impact the quality of living for the homeowners. I propose some form of agreement that can be modified or revisited should the work impact us differently than they anticipate. The feeling I was left with was the work that would impact us would not even start for approximately 10 years as first they must bring the entire hospital up to current codes.

Can you please keep me posted on the events that have occurred. Thanks for your consideration.

Regards,



Marcia Beamish, President
Park Sorrento Homeowners Association
818/581-2801 - home
310/557-0661 - works.

Marcia Beamish



MOTION
PICTURE &
TELEVISION
FUND

23988 MULHOLLAND DRIVE
WOODLAND HILLS,
CALIFORNIA
91364-2792

818.876.1888 Hospital/Information
818.876.1050 Health Center

Joella

cc: M. Beemish

officers

16 February 1999

ROGER L. MAYER
chairman

Ms. Marcia Beemish
sent via facsimile

IRMA KALISH
vice chairman

MICHAEL WAYNE
vice chairman

ROBERT BLEES
vice chairman

Dear Ms. Beemish,

First, please accept my apologies if I have misspelled your name. The person who introduced us, Grace Sung at Dakota Communications, is not in her office today, and I neglected to note the correct spelling when I scheduled your visit. We could not reach you this afternoon by phone and did not want to delay delivery of this information for your meeting this evening.

Thank you for taking the time to visit the Motion Picture & Television Fund's campus yesterday. It was a pleasure to meet you.

In response to our discussion, I collected specific facts relating to the street improvements along Calabasas Road:

- We will be making improvements which are required of us by the City of Los Angeles;
- We will be vacating up to 27 feet of our property to allow for a second lane going east on Calabasas Road. Also included will be sidewalks, streetlights and bike lanes;
- Construction is tentatively scheduled to begin sometime this spring (pending final city permits);
- The work will take approximately three months to complete;
- We expect few, if any, traffic diversions, since most of the work will be done off the existing street;
- The oak tree, protected by the "Oak Ordinance," is the responsibility of the L.A. City Street Tree Division;
- We will be observing the L.A. City ordinance regarding construction schedules, and we expect crews to be on site from 8:00 a.m. to 4:30 p.m. weekdays;
- We do not anticipate that this project will cause any construction traffic on El Canon.

At the Motion Picture & Television Fund, we are proud to be your neighbor. We believe that our location, on the border of Calabasas in Woodland Hills, provides a perfect setting for our quiet, attractive and secluded residential community. Since our campus opened in 1941, we have welcomed comments and suggestions from our neighbors, and we are committed to making every effort to be responsive to your wishes.

Please feel free to contact me if you have additional questions regarding the street improvements on Calabasas Road. We will notify you when we are given a firm start date. I look forward to participating in your March meeting.

Sincerely,

Carol Kinsey Pfannkuche
Carol Kinsey Pfannkuche
Administrative Director, Public Affairs

- DEVERY FREEMAN
vice chairman
- MARSHALL WORTMAN
treasurer
- GLORIA M. PALAZZO
secretary

trustees

- GENE ALLEN
- EMERSON ARMSTRONG, III, M.D.
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- JANET LEIGH BRANDT
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- NICHOLAS COUNTER, III
- LUCILE FAIRBANKS CRUMP
- FRANK I. DAVIS
- ROGER H. DAVIS
- CAROLE FRAZIER
- PHIL GERSH
- DONALD P. HAGGERTY
- JEFFREY KATZENBERG
- HOWARD W. KOCH
- RAYMOND KURTZMAN
- SHELDON LEONARD
- CHESTER MILDEN
- WALTER MIRNICH
- GILBERT PERKINS
- PETER MARK RICHMAN
- WILLIAM SCHALLERT
- WILLIAM SELF
- WALTER SEUTZER
- MEL SHAVELSON
- HERB STEINBERG
- HENRY E. VILARDO
- MRS. LEW WASSERMAN
- MARIE WINDSOR
- ROBERT E. WISE

THE INDUSTRY ADVANTAGE HEALTH PLANS
THE SENIORITY HEALTH NETWORK
MOTION PICTURE & TELEVISION HOSPITAL
BOB HOPE HEALTH CENTER
SANTA CLARITA HEALTH CENTER
TOLUCA LAKE HEALTH CENTER
WOODLAND HILLS HEALTH CENTER
NIPPY COUNTRY HOUSE AND FRANCHISE GOLDWYN LODGE
LIFE FOUNDATION
SOCIAL SERVICE AND FINANCIAL ASSISTANCE
DANIEL GOLDWYN FOUNDATION CHILDREN'S CENTER

Las Villas Calabasas HOA
c/o Coast Management

A California Corporation
30343 Canwood Street, Suite 203
Agoura Hills, California 91301
(818) 991-1500

RECEIVED
CITY OF LOS ANGELES

FEB 17 1999

ENVIRONMENTAL
UNIT

February 11, 1999

Via Certified and Regular Mail

Hadar Plafkin
Project Coordinator
221 N. Figueroa Street, Rm 1500
Los Angeles, CA 90012

Re: Case No. 391-84-CUZ (ZV) (Supplemental)
Concerns from an 89 Lot Planned Development (Homeowners Association)

Dear Mr. Plafkin:

Please accept this letter as a request to explore the environmental impacts of the project named "Motion Pictures and Television Country Home".

Our Association consists of 89 homes which border the Park Sorrento boundary of the proposed land development. Dakota Communications (Grace Sung) had indicated to Helene Regen, a Director of Las Villas Calabasas HOA, that traffic from the development would NOT have any impact on our Association. Yet the latest mailing of January 25, 1999 indicates that additional vehicle access onto Park Sorrento is inevitable (the map shows an access road onto Park Sorrento). We will request an analysis by the Traffic Commissioner for the City of Calabasas .

Please note that the access road can be placed elsewhere- we were promised by Dakota Communications that there would not be access onto Park Sorrento.

Our Board of Directors, requests that we be allowed to study the proposal, determine the effects and then meet with the proper parties to discuss the issues. At this point, we are deeply concerned as it will directly effect our view and the quality of life as we know it on Park Sorrento.

Please feel free to contact me at the number referenced above for any questions. Thank you.

Sincerely,



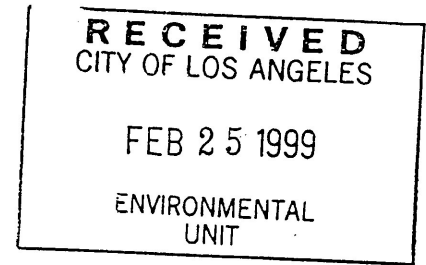
Vida Vescera
Senior Vice President on behalf of
The Las Villas Calabasas HOA Board of Directors

VV:mg

cc: Board of Directors

Las Villas Calabasas HOA
c/o Coast Management

A California Corporation
30343 Canwood Street, Suite 203
Agoura Hills, California 91301
(818) 991-1500



February 24, 1999

Via Certified and Regular Mail

Hadar Plafkin
Project Coordinator
221 N. Figueroa Street, Rm 1500
Los Angeles, CA 90012

Re: **Case No. 391-84-CUZ (ZV) (Supplemental)**
Concerns from an 89 Lot Planned Development (Homeowners Association)

Dear Mr. Plafkin:

Please consider this a follow up to our letter of February 11, 1999.

We failed to mention a few other items of concern:

1. The proposed height of the assisted living buildings is 40 feet. This height would be higher than the current landscape scheme and our view would be altered.
2. Air conditioning or heating units could add to the 40 foot height if located on the roofs.
3. The current schedule for the trash pick up is 6:30 am. The noise carries to the homes on Park Jacaranda and surrounding areas has been barely tolerable. The trash pick up needs will surely increase, and therefore the noise will increase. We would then request an agreement with the Developer that no trash be picked up before 8:00 am.

Again, we are deeply concerned as it this project will directly effect the quality of life as we know it on Park Sorrento and the surrounding homes.

Please feel free to contact me at the number referenced above for any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Vida Vescera'. The signature is fluid and cursive, with a large initial 'V'.

Vida Vescera
Senior Vice President on behalf of
The Las Villas Calabasas HOA Board of Directors

VV:mg

cc: Board of Directors

J. Donald and Patricia M. Gylfe

23144 Park Sorrento
Calabasas, Ca. 91302
Home Phone (818) 222-7515
Email gylfe@juno.com

RECEIVED
CITY OF LOS ANGELES

FEB 17 1999

February 14, 1999

ENVIRONMENTAL
UNIT

Hadar Plafkin, City Planner
City of Los Angeles Planning Dept.
Environmental Review Section
221 No. Figueroa St., 15th Floor
Los Angeles, Ca. 90012

Dear Mr. Plafkin,

This letter is in response to your request for comments regarding the proposed expansion of the Motion Pictures and Television Country Home (Case No. 391-84-CUZ(ZV)(SUPPLEMENTAL)).

We and our neighbors along Park Sorrento live immediately opposite the proposed development and are concerned, therefore, about the following possible impacts on our environment:

1) Building height

The proposed three-story residential buildings are inconsistent with the two-story residential neighborhood in which they would be constructed. If they are built as proposed, they would obstruct our view towards the east which now includes several large oak trees and hilly landscape. It is requested that these buildings be limited to two stories.

2) Service Road

The extension of El Canon Avenue as a service road running parallel to Park Sorrento would create an additional source of noise and air pollution near our homes. Redesigning to place this access road in the middle of the complex would reduce this impact. Also, the "Emergency Access" shown opening onto Park Sorrento is seen as a potential problem for a street that is already carrying an excessive traffic load.

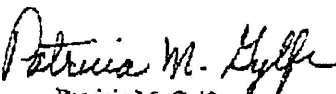
3) Landscaping

Although no specific landscaping plans are shown on the Master Plan provided, we are concerned about the disposition of the large oak tree and the hilly knoll located in the middle of the project. It is hoped that these features will be preserved and that additional trees will be planted to mask the new structures and parking lots that will replace the rural, agricultural scene that we have enjoyed for more than twenty years.

Thank you for your letter requesting our comments on the proposed development and we would appreciate being kept informed regarding the status of this project.

Sincerely


J. Donald Gylfe


Patricia M. Gylfe

Board of Directors
Creekside Calabasas Homeowners Association

c/o Community Property Management
321 North Aviador Street, Suite 101 - P.O. Box 2817
Camarillo, CA 93011-2817

February 8, 1999

Mr. Hadar Plafkin, City Planner
City of Los Angeles Planning Department
Environmental Review Section
221 North Figueroa Street, 15th Floor
Los Angeles, CA 90012

RECEIVED
CITY OF LOS ANGELES

FEB 09 1999

ENVIRONMENTAL
UNIT

re: Motion Picture and Television Country Home
Case # EIR 391-84-CUZ(ZV) (Supplemental)

Dear Mr. Plafkin:

Thank you for the opportunity to comment on the plans for the expansion of the Motion Picture and Television Country Home (*The Applicant*).

Creekside Calabasas Park is the condo development immediately to the south of the *The Applicant's* property, bordered by Valmar on the east, Park Soerento on the west, and the "vacated road" on the north (separating our property from *The Applicant's* property).

Although Creekside Calabasas Park's homes are legally condos, they are in fact individual stand-alone two-story single family structures.

The Applicant has been a good neighbor to us, as we hope that they consider us good neighbors.

Our concerns about this project expansion are two-fold:

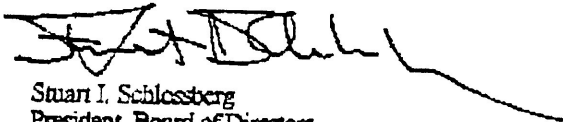
- 1 - Increased traffic
- 2 - Aesthetic aspects and potential view obstruction from our homes

Increased traffic: As you are aware, there has been a build-up in non-residential property in this general area, both along Ave San Luis and Mulholland in the City of Los Angeles and with the Commons of Calabasas in the City of Calabasas. Each of these has added incrementally to the traffic congestion. With the significant increase in size of *The Applicant's* project, with its increased attendant workers and visitors, traffic will again be incrementally increased. We will be interested in viewing the City's traffic studies and mitigation reports concerning this project so that we may make a more informed commentary.

Aesthetic aspects and potential view obstruction from our homes: The homes in our community and in the surrounding community, as well as the current structures on *The Applicant's* property, are all two stories or less in height. We are concerned that *The Applicant's* Proposed Assisted Living Units structures are three stories (40') in height. Limiting them to two story structures would better put *The Applicant's* project in conformance with the neighborhood. We are particularly concerned about the two southernmost Proposed Assisted Living Units structures, those that would most directly and visibly affect our homeowners.

We wish to be involved with *The Applicant* and with your department as this project moves forward.

Sincerely,



Stuart I. Schlessberg
President, Board of Directors

Ken Frankle
23077 Mulholland Drive
Woodland Hills, California 91364-3847
Phone 818-224-2151 Fax 818-224-2152
E Mail CFRAN 15966 @ AOL

February 8, 1999

Mr. Hadar Platkin, Project Coordinator
221 N. Figueroa Street, Room 1500
Los Angeles, California 90012

RECEIVED
CITY OF LOS ANGELES

FEB 10 1999

ENVIRONMENTAL
UNIT

Case No: 391-84-CUZ(ZV)(SUPPLEMENTAL)

Project Name: Motion Picture and Television Country Home

Project Description: Conditional Use and Zone Variance for the construction of 153,500 square-feet of new medical facilities with the number of licensed beds increasing to 290 from 256 existing. Construction of 252,000 square-feet of residential retirement facilities with 422 new units containing 530 non-licensed beds. Construction of 37,500 square-feet of new service and maintenance buildings and 23,000 square-feet of new activity facilities (community rooms, gift shop and coffee shop). Parking would be provided as required by Municipal Code.

Project Location: 23450 Calabasas Road

Planning Area: Canoga Park-Winnetka-Woodland Hills-West Hills

Council District: 11

Due Date: February 26, 1999

Dear Mr. Plafkin:

I have read over the information sent to me concerning the planned expansion of the Motion Pictures and Television Country Home. I find that this expansion will create an environmental hazard in increasing the amount of traffic on Mulholland Drive, increasing air pollution due the increased number of cars and trucks being added to the traffic flow. There will also be a major increase in noise pollution due to this massive increase of automobiles and trucks.

My home is the second from the corner across the street from the track of land which is to built-on for this expansion. I have lived in this house for 24 years and watched the traffic increase on Mulholland Drive as new homes and apartments have been built in this area. The air pollution and noise pollution from this growth has increased a thousand percent. This growth does not even take into consideration the increased danger to pedestrians crossing Mulholland Drive or automobiles crossing or turning on to Mulholland Drive.

Page #2

The shopping center on Mulholland Drive, across from the Motion Pictures and Television Country Home has just expanded and added more stores, which means more traffic and that means more noise and air pollution.

It is my personal opinion, that this expansion will create a traffic nightmare on Mulholland Drive. The number of vehicles using Mulholland Drive will increase by 65% to 100% due to the number of new employees and visitors to the Motion Pictures and Television Country Home. I do not feel that the Motion Pictures and Television Country Home should be allowed to subject their neighbors and supporters to this kind of abuse and danger.

Please direct all correspondence to the attention of:

Kenneth F. Frankle
23077 Mulholland Drive
Woodland Hills, California 91364-3847

Thank you,



Kenneth F. Frankle

Dear Mr. Plafkin:

Re: Case No.: 391-84-CUZ(ZV)(SUPPLEMENTAL)

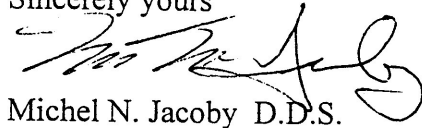
This is in response to your "Pre-Draft Request For Comments".

I am hesitant to respond because of my previous experiences with City Planning, which causes me to feel this is a total waste of time. That you are just going through a formality. No matter how this project will impact our residential neighborhood nothing we could say will prevent the Commission from allowing this project from moving forward. You have done so in the past and will continue to do so.

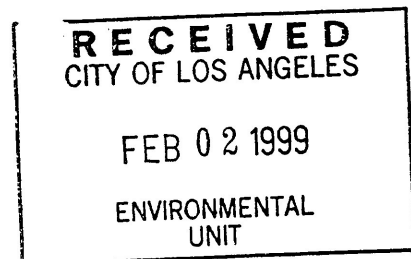
I live next to the proposed project. It is not a "Country Home", but a HOSPITAL. The building of the three story HOSPITAL structures will be visible from our bedroom windows and reflect freeway sounds into our homes. The construction will cause excessive noise and dirt that will infringes on our rights. This is RA-1 property and it should remain such. The City Plan should not be changed to meet the needs of this "HOSPITAL". If they want to expand their services they should move to an appropriate zoned land. We request that you reject this plan.

This HOSPITAL started with a few small one story structures. It has prevailed on the City in the past to go beyond the original zoning restrictions. It now comes to the City for more. It must be stopped for there is no limit to their developmental needs. They will always need and want more. **They need to get out of our Residential community now and find land that is appropriate for their needs now and in the future.**

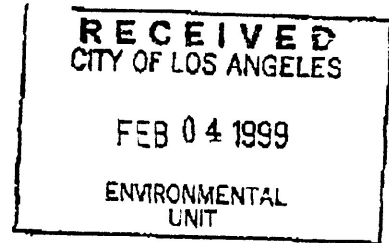
Sincerely yours

 D D S

Michel N. Jacoby D.D.S.



Donald R. Cole, MD
23034 Park Privado
Calabasas, CA 91302
(818)222-8765



February 3, 1999

Hadar Plafkin, Project Coordinator
221 N. Figueroa St., Room 1500
Los Angeles, CA 90012

Re: Case No. 391-84-CUZ(ZV)SUPPLEMENTAL)

Dear Sir:

In response to the pre-draft request for comments by interested parties I wish to relay some of my concerns about the above referenced project since I live in close proximity to the planned expansion.

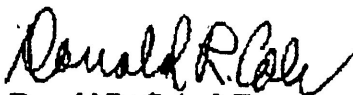
The first thing of concern is the flow of traffic on Mulholland Drive and Valmar. I am estimating that the increased density of buildings will impact adversely the traffic patterns in the area in spite of the new profile for Mulholland Drive as depicted in the plans submitted.

Secondly, the three story height of the proposed assisted living units and the three story height of the proposed campus services building is offensive and entirely out of proportion to the present buildings on the campus of the project site and the surrounding buildings and residential area outside of this project.

The elimination of the present rural area (the current farm) and the surrounding natural hillside area would be a detraction from the pastoral feeling surrounding the present site.

Please reconsider the project and plans in terms of my concerns. I would appreciate any feedback you can give me.

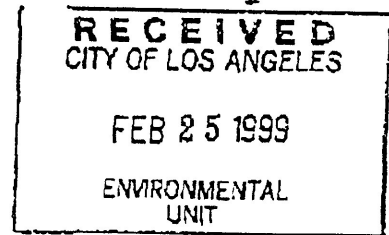
Sincerely yours,


Donald R. Cole, MD

February 23, 1999

Re: Case #391-84CUZ(ZV)(SUPPLEMENTAL)

Mr. Hadar Plafkin
Project Coordinator
Dept. of City Planning, City of Los Angeles
221 N. Figueroa St.
Room 1500
Los Angeles, CA. 90012



Dear Mr. Plafkin,

I received your letter of January 25 outlining planned improvements and additional construction at the Motion Picture and Television Country Home.

I have lived at this address for 21 years. My home is situated on the corner of Mulholland Dr. and Deseret Dr. That places me diagonally (directly "kitty-corner," if you will) to the property to be developed. When I look out of my kitchen window, I see the property described.

If I may, I wish to discuss several items of concern:

1. With the expansion of the Mulholland Dr./Valley Circle Blvd. bridge over the 101 Freeway, the attendant widening of adjacent roads and ramps, the addition of a Taco Bell restaurant and several new stores (i.e. an all night Kinko's, Pac Bell Cellular) at the El Camino Shopping Center, and the Sagebrush Cantina attracting motor cycle riders of all stripes heading to and from Mulholland Hwy., the traffic and noise is already burdensome.

2. Mulholland Dr. has become a race track, and the dog leg intersection of Valmar and Mulholland Dr. has become a high speed obstacle course. Deseret Dr., adjacent to my home on the West, is to many an extension of Valmar road. It's used almost as a thoroughfare. The volume of traffic using Deseret Dr. in the early morning and late afternoon rush hours is remarkable.

You should know that two LAPD motormen tended to patrol Mulholland Dr. There is no traffic light between Mulholland Hwy. and Valmar and motorists take advantage. Consequently, these two motormen cited drivers in great numbers. But the LAPD took them off patrolling Mulholland Dr. Why?

3. I spoke sometime ago to one Mr. Gallagher in the city DOT regarding an empty sign pole on Deseret Dr. at Mulholland Dr. that once held a stop sign now no longer there. He refused to move on the request to add a stop sign because he said it

did not show on his charts. Similarly designed intersections on Mulholland Dr. all have a stop sign.

4. My wife and I do not let our children near the corner of Mulholland Dr. and Deseret Dr. for fear that a speeding motorist (usually coming off of Valmar) will lose control. We've often thought someone will jump the curb and careen into our home. The homeowner up the street on the corner of Willens and Mulholland Dr. has sunk steel and concrete pipes into their lawn as a protective barrier because of similar fears.

YET, ON TOP OF ALL OF THIS you are going to allow the addition of some 466,000 square feet of facilities including a gift shop, coffee shop, community rooms and maintenance buildings. Although I am sympathetic to the expansion needs of the Motion Picture Hospital and County Home, you are inevitably going to turn my residential neighborhood into a high traffic commercial zone.

I must affirm to you in the strongest terms possible that this plan will adversely impact the existing environment. I want to know what you plan to do to protect me, my family and my home? What will you do to mitigate the adverse impact this project will have on the quality of life for the existing neighborhood particularly with respect to the increased traffic problems and noise problems it will most surely produce?

Sincerely,

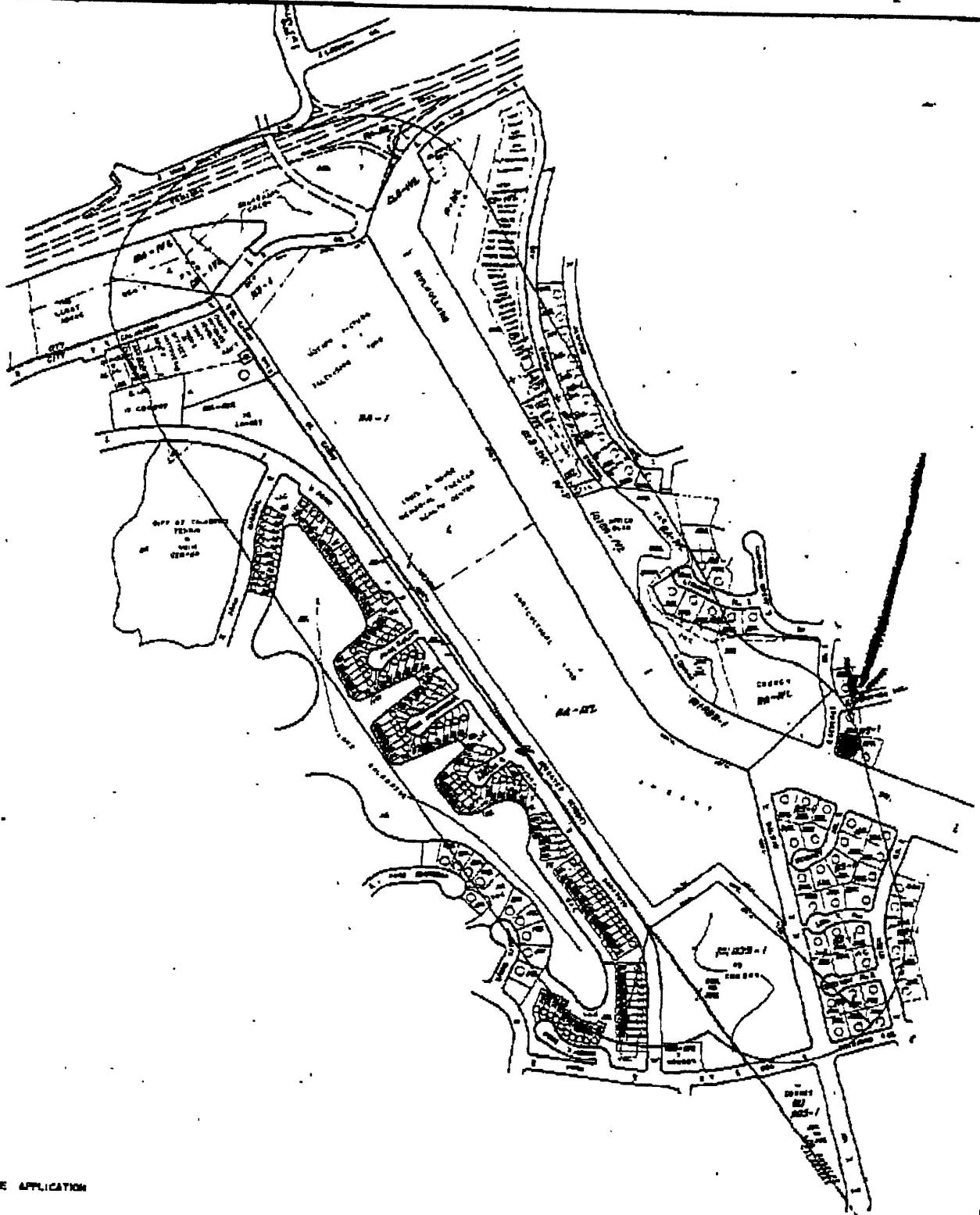


Martin Goldstein

23085 Mulholland Dr.
Woodland Hills, CA. 91364-3847

P. S. Although you are inviting comments, this letter somehow already seems pointless as you are evidently going ahead with the project. I see that improvements to the entry ways for the Home, as well as streetlights and stoplights are installed.

cc. Hon. Cindy Misciklowski, City Council



LEGAL: SEE APPLICATION

CD II
 CT 15' AC
 RA WOOLAND HILLS

PLANNING ASSOCIATES, INC.
 3910 LEXINGA AVENUE 2ND FLOOR
 VAN NUYS, CA 91411
 (818) 374-7288

E. A. F.

PLANNING APPROVAL

CASE NO.
 DATE 1-12-30
 SCALE 1" = 200'
 USES FIELD
 D.M. 15% SLOPE - H&C 007
 15% SLOPE - H&C 007
 T.R. PAGE 328 6810 R.C.-4

4/28/30 BY EC

CITY OF LOS ANGELES

CALIFORNIA



RICHARD J. RIORDAN
MAYOR

ROBERT JANOVICI
CHIEF ZONING ADMINISTRATOR

ASSOCIATE ZONING ADMINISTRATORS

EMILY J. GABEL-LUDDY

DANIEL GREEN

LOURDES GREEN

ALBERT LANDINI

LEONARD S. LEVINE

JON PERICA

SARAH A. RODGERS

HORACE E. TRAMEL, JR.

DEPARTMENT OF
CITY PLANNING
CON HOWE
DIRECTOR

FRANKLIN P. EBERHARD
DEPUTY DIRECTOR

OFFICE OF
ZONING ADMINISTRATION

221 NORTH FIGUEROA STREET
ROOM 1500
LOS ANGELES, CA 90012-2601
(213) 580-5495
FAX: (213) 580-5569

March 4, 1999

Board of Directors
Calabasas Park Homeowners
Association
P.O. Box 8426
Calabasas Park, CA 91372

RECEIVED
CITY OF LOS ANGELES

MAR 04 1999

ENVIRONMENTAL
UNIT

MOTION PICTURES AND TELEVISION COUNTRY HOME

Thank you for your recent communication concerning the receipt of notice relative to the intended filing of an application for further development of the Motion Pictures and Television Country Home.

You will be put on all applicable mailing lists pursuant to your request.


ROBERT JANOVICI
Chief Zoning Administrator

RJ:lmc

cc: Hadar Plafkin
Environmental Section
Partab Ramsinghani
Research & Analysis Section

Los Angeles Unified School District

Business Services Division

DR. RUBEN ZACARIAS
Superintendent of Schools

ALAN TOMIYAMA
Business Manager (Acting)

DAVID W. KOCH
Chief Administrative Officer

YI HWA KIM
*Deputy Director of
Environmental Health & Safety*

July 16, 1999

Ms. Terra Ishee
Planning Associates, Inc.
4040 Vineland Avenue, Suite 108
Studio City, CA 91604

Dear Ms. Ishee:

RE: THE MOTION PICTURE AND TELEVISION FUND HOSPITAL INFORMATION

Attached please find the information you requested regarding Los Angeles Unified School District (District) school's serving the Motion Picture and Television Fund Hospital area. The District criteria for thresholds of significance set forth below should be followed in determining whether schools will be adversely impacted by the proposed project. Where applicable, adequate and feasible mitigation measures should be incorporated into this project to address school impacts and to reduce those impacts to a level of insignificance. At issue are potential physical impacts, such as noise, air and traffic, during project construction and operation, and impacts on school enrollment.

Air Quality/Noise

In assessing air quality and noise impacts in relation to our schools, please follow the protocol set out by the District's Environmental Health and Safety Branch. Copies of these guidelines are in Attachment A. These analyses are to be performed for all site specific evaluations where development is within 1,000 feet of a school site.

Traffic and Student Safety

The proposed project may affect short-term traffic circulation during construction or may operational impacts. At issue is the safety of students as they walk, bike, or commute by bus or passenger vehicles to and from school.

Set forth in Attachment B are the District thresholds of significance for issues affecting school traffic and student safety. We ask that this guideline be followed in the assessment of traffic and circulation impacts. The proposed measures should be incorporated where applicable.

School Enrollment

Attachment C provides current enrollment and capacity information for the schools which serve the project and the information you requested on the nexus between development and school enrollment. In assessing the impacts of student generation for this project please assess both primary and secondary impacts. We ask that the following criterion threshold be followed in determining if the project will significantly impact the District:

Impacts on school districts are considered significant if the project will result in generation of students demands for school services which exceed the short- or long-term capacity of district facilities.

Secondary impacts occur when student capacity is exceeded and students who cannot be accommodated have to be bused out to schools where space is available. This potentially creates traffic circulation and air quality impacts.

If you require additional information or have questions, please call me at (213) 633-3453.

Sincerely,

A handwritten signature in black ink, appearing to read "Deanna Stambouljian Evans". The signature is fluid and cursive, with the first name "Deanna" being the most prominent.

Deanna Stambouljian Evans
Environmental Planning Specialist

DS:mn

Attachments

Attachment A
Los Angeles Unified School District
Environmental Health and Safety Branch
Air Quality and Noise Guidelines

NOISE STUDY GUIDELINES FOR ENVIRONMENTAL DOCUMENTS

Noise control is important in determining appropriate land use near educational facilities. These guidelines and standards are intended for use for proposed projects that may result in significant and measurable increases in ambient noise levels at Los Angeles Unified School District sites.

The attached is designed to assist those who prepare noise study reports by providing some consistency to the way noise information is presented in environmental documents.

DISTRICT NOISE STANDARDS

	L_{10}^*	L_{eq}^{**}
Exterior Noise Limits	70 dBA	67 dBA
Interior Noise Limits	55 dBA	52 dBA

* L_{10} : Sound level that is exceeded 10 percent of the time period under consideration.

** L_{eq} : A measure of the exposure resulting from the accumulation of A-weighted sound levels over a particular period of interest.

In those cases where the existent ambient noise levels equal or exceed District Noise Standards, a 2 dBA increase above ambient noise levels will be the maximum permitted. A noise level increase of 3 dBA or more over ambient levels is considered significant and will require mitigation to within 2 dBA of pre-project ambient levels.

RECOMMENDED COMPONENTS OF A NOISE STUDY

I. Project Description

- A. Provide a brief description of the existing noise environment.
- B. Provide a brief description of the project in terms of its effect on the noise environment in general, and its impact on District sites in particular.

II. A Detailed Survey of Existing Noise Environment

- A. Provide a map showing existing setting in relation to the proposed project with adjacent land uses, receptors, identified noise sources, and proposed sample locations. Pertinent distances should be noted.
- B. Survey must encompass the proposed project area and include all noise sensitive receptors (i.e., schools). Survey should establish the existing ambient noise level which may be used to establish compliance with District Noise Standards (see attached). Noise survey sites should include school sites within a quarter mile radius of the proposed project. Rationale for sampling location on District sites should be included in report.
- C. Survey should cover the time period when the school may be affected by the proposed project. Identify dates, times and duration of sampling (a minimum of 1 hour recommended).
- D. Survey should encompass a representative number of days to determine the existing "typical" noise environment.
- E. For time periods measured, the noise data should include L_{eq} , L_1 , L_{10} , L_{50} , L_{90} , and identification of typical noise levels emitted by existing sources. If day-night measurements are made, report L_{dn} or $CNEL$ also.
- F. Summarize the present environment by providing a noise contour map showing lines of equal noise level in 5dB increments.
- G. Follow the recommended sampling protocol
 - 1. Utilize the "A" weighted scale of the sound level meter and the "slow" meter response (use fast response for impulsive type sounds).
 - 2. Interior and exterior noise measurements should be taken at all impacted District sites. Impacted sites are those which may be affected by construction noise and/or post construction noise.

3. For exterior noise measurements, microphone should be located four to five feet above the ground; ten feet or more from the nearest reflective surface, where possible. However, in cases where another elevation is deemed appropriate, that elevation should be utilized and the rationale for the change discussed.
4. Exterior noise measurements should be taken at the school property line at the point nearest the source.
5. Interior measurements should be made at a point at least four feet from walls, ceilings, or floors nearest the noise source, with windows in the normal seasonal configuration.
6. Calibration of noise measurement equipment should be performed immediately prior to recording any noise data.

III. Future Noise Environment

- A. Provide a brief description of predicted future noise environment, for both short term (i.e., during project construction) and long term (i.e., after project) impacts. The scope of analysis will vary depending upon the type of project, but at a minimum the following must be provided for short term and long term impacts.
 1. Discuss types of noise sources and their proximity to the potentially impacted school site(s).
 2. Description of Operations and Activities
 - a. Average daily level of activity (e.g., traffic, equipment operations in hours per day).
 - b. Distribution of activity over day and nighttime periods, days of week, etc.
 - c. Description of noise sources (i.e., percent truck; percent construction equipment; percent machinery).
 - d. Identify any unusual noise characteristics (e.g., impulsive, tone).
- B. Method Used to Predict Future Levels
 1. Identify computer model used.
 2. State any modifications to standard model in detail and rationale for changes.

3. Show noise levels at District sites in Leq, L_1 , L_{10} , L_{50} , L_{90} .
 4. Give any other information/data yielded by model used.
- C. Provide contours of Predicted Future Noise Levels

IV. **Impacts**

- A. Quantify anticipated changes in noise by comparing ambient noise levels to predicted or projected noise levels with project. Evaluate the impact on District sites.
- B. Discuss effects of increased noise on school environment (e.g., speech interference).

V. **Mitigation**

- A. Discuss how adverse noise impacts can be mitigated. List any alternative technologies for mitigation, their relative effectiveness and feasibility. If noise barriers are proposed for mitigation, specify attenuation.
- B. Outline responsibilities of the lead agency.
- C. Provide a discussion of noise impacts that cannot be mitigated.

FUGITIVE DUST (PM10)

The current California ambient air quality standard (AAQS) for daily (24-hour) exposures is 50.0 micrograms per cubic meter (ug/m³). The South Coast Air Quality Management District reports that exposure to PM10 can result "in both short and long term reductions in lung function" and cites children as "especially sensitive" to its effects. The California Air Resources Board additionally states that when inhaled, these particles expose children to adverse health effects such as "increased risk of asthma attacks, reduced pulmonary function and increased risk of respiratory illnesses."

In accordance with the California Environmental Quality Act, significance criteria has also been established to account for the continued degradation of ambient air quality when contaminant concentrations already exceed the AAQS. For the 24-hour standard, an incremental increase of 2.5 ug/m³ over existing background concentrations is considered measurable and significant and likely to increase the frequency and severity of an existing PM10 violation.

Assessment Methodology

The following methodology is presented to ensure that short term and intermittent source-receptor concentrations are quantified and impacts on the school based population defined.

The air quality analysis should quantify construction and related emissions generated from the following soils handling and dust generating activities:

- Structural demolition
- Grading
- Excavation
- Aggregate loading and unloading
- Transportation of heavy equipment and haul trucks on paved and unpaved roadways (reentrainment)
- Aggregate stockpiling and storage

The District recommends that appropriate project scheduling reports and standard operating variables be used with the above soils handling and dust generating activities to produce credible emission estimates.

The following guidance documents are recommended to assist in the quantification of PM10 emissions:

1. U.S. Environmental Protection Agency, 1985. Compilation of Air Pollutant Emission Factors, Volume I: Stationary Point and Area Sources, Fourth Edition, AP-42. Supplement A to the Fourth Edition, 1986. Supplement B to the Fourth Edition, 1988. Supplement C to the Fourth Edition, 1990. Supplement D to the Fourth Edition, 1991.
2. U.S. Environmental Protection Agency, 1988. Control of Open Fugitive Dust Sources. EPA-450/3-88-008.

3. U.S. Environmental Protection Agency, 1989. Air/Superfund National Technical Guidance Study Series, Volume III: Estimation of Air Emissions from Cleanup Activities at Superfund Sites (Interim Final). EPA-450/1-89-003.
4. U.S. Environmental Protection Agency, 1992. Fugitive Dust Background Document and Technical Information Document for Best Available Control Technology. EPA-450/2-92-004.
5. South Coast Air Quality Management District, 1993. CEQA Air Quality Handbook, Chapter 9: Emission Calculation Procedures.

Air Dispersion Models

Once emissions have been quantified, air dispersion modeling utilizing sequentially processed meteorological data is necessary to determine maximum ground level concentrations. The modeling exercise should be conducted to account for the hours associated with the appropriate dust generating activities (i.e., 8:00 a.m. to 4:00 p.m.). The following air dispersion model is recommended:

- Industrial Source Complex Short Term (ISCST3)

To ensure a viable modeling effort, all appropriate input variables should be based on the above referenced assessment methodology.

To permit a technical review, the District requests that all emission calculations and assumptions used to perform the analysis, including model input and output files, be provided.

Attachment B
Los Angeles Unified School District
School Traffic and Safety Guideline

SCHOOL TRAFFIC AND STUDENT SAFETY ISSUES

Significant Impacts:

- ◆ Interference with student pick-up/drop-off zones
- ◆ Detours or street closures that affect school evacuation routes
- ◆ Reduction of on-street parking used by school staff, visitors, parents
- ◆ Disruption of, or unsafe conditions along, designated student walk routes
- ◆ Reduction in Level of Service at an intersection adjacent to the school
- ◆ Increase in congestion on road segments near schools that would impede vehicular access, or endanger students en route to and from school
- ◆ Detours in established school bus routes

Mitigation:

LAUSD Transportation Branch, (213) 227-4400, must be contacted regarding school bus routes traveling on impacted streets and the potential loss of loading and unloading zones.

Contractors must guarantee that safe and convenient school pedestrian routes are maintained. Pedestrian route maps for each school will be furnished by LAUSD upon request.

Contractors must maintain ongoing communication with administrators at impacted school sites providing sufficient notice to forewarn children and parents when currently existing school pedestrian routes will be impacted. Alternate pedestrian route maps must be provided for parents and students.

Appropriate traffic controls (signs and signals) must be installed as needed to ensure pedestrian/vehicular safety. Sufficient prior notice of intent for modification must be given.

Construction scheduling should be sequenced to minimize conflicts with pedestrians, school buses and cars. This would pertain to the arrival and dismissal times of each school's day.

Funding for crossing guards to be provided when the safety of children will be compromised by construction-related activities at impacted crossings. Intersections to be determined by joint consultation between LAUSD and contractors.

Funding for a flag person to be provided as needed where construction-related activities compromise the safety of pedestrians and/or motorists while traveling to and from school.

Barriers must be constructed as needed to minimize trespassing, vandalism, and short-cut attractions.

Security patrols should be funded and provided to minimize trespassing and short-cut attractions.

Fencing should be installed to secure construction equipment to minimize trespassing, vandalism and short-cut attractions.

Attachment C
Los Angeles Unified School District
Current Enrollment and Capacities

LOS ANGELES UNIFIED SCHOOL DISTRICT
Business Services Division

LOC. CODE: 2704

SUBJECT: CLARIFICATION OF THE BOUNDARY DESCRIPTION FOR CALABASH STREET SCHOOL
EFFECTIVE SEPTEMBER 1, 1963 (CLARIFIED 9-1-66, 7-1-93).

This clarification of the existing boundary description does not change the intent of the boundary as it was approved on September 1, 1963 (clarified 9-1-66). The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This is an official copy for your file.

(GRADES K-5)

VENTURA FREEWAY * SALE AVENUE AND EXTENSION THROUGH MACFARLANE DRIVE AT CALDERON ROAD TO VENIDO ROAD * VENIDO ROAD SOUTHERLY (BOTH SIDES EXCLUDED) * MAYCOTTE ROAD (BOTH SIDES EXCLUDED) * VENIDO ROAD (BOTH SIDES EXCLUDED) * CERRILLOS DRIVE (BOTH SIDES EXCLUDED) * AZUCENA ROAD TO QUINTA ROAD (BOTH SIDES EXCLUDED) * QUINTA ROAD (BOTH SIDES) * REFORMA ROAD AND EXTENSION (BOTH SIDES) TO AND EXCLUDING 22425 MULHOLLAND DRIVE * MULHOLLAND DRIVE TO SAN FELICIANO DRIVE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY EXTENDED * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Demographic and Boundary Unit, Business Services Division, at 742-7596

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION: School Demographic and Boundary Unit
Heritage School School Traffic and Safety Education Section
Pupil Statistics Department of Transportation, City of L.A.
Transportation Branch

LOS ANGELES UNIFIED SCHOOL DISTRICT
Business Services Division

LOC. CODE: 8169

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR HALE MIDDLE SCHOOL
EFFECTIVE JULY 1, 1993.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective September 1, 1987.

This is an official copy for your file.

(GRADES 6-8)

ROSCOE BOULEVARD AND EXTENSION * MARCH AVENUE * JUSTICE STREET * HILLARY DRIVE (BOTH SIDES) * INGOMAR STREET * SEDAN AVENUE AND EXTENSION (BOTH SIDES, AND 23058 LULL STREET EXCLUDED) * SATICOY STREET FROM AND EXCLUDING 23059 SATICOY STREET * ROYER AVENUE * A LINE SOUTHWESTERLY FROM THE INTERSECTION OF ROYER AVENUE AND RUNNYMEDE STREET TO AND EXCLUDING 7334 AND 7335 MEDICAL CENTER DRIVE * MEDICAL CENTER DRIVE WESTERLY (BOTH SIDES) * WOODLAKE AVENUE (BOTH SIDES) TO SHERMAN WAY * WOODLAKE AVENUE * VANOWEN STREET * FALLBROOK AVENUE * OXNARD STREET * CAPISTRANO AVENUE * BURBANK BOULEVARD * SALE AVENUE AND EXTENSION THROUGH MACFARLANE DRIVE AT CALDERON ROAD TO VENIDO ROAD * VENIDO ROAD SOUTHERLY (BOTH SIDES EXCLUDED) * MAYCOTTE ROAD (BOTH SIDES EXCLUDED) * VENIDO ROAD (BOTH SIDES EXCLUDED) * CERRILLOS DRIVE (BOTH SIDES EXCLUDED) * AZUCENA ROAD TO QUINTA ROAD (BOTH SIDES EXCLUDED) * QUINTA ROAD (BOTH SIDES) * REFORMA ROAD AND EXTENSION (BOTH SIDES) TO AND EXCLUDING 22425 MULHOLLAND DRIVE * MULHOLLAND DRIVE TO FELICIANO DRIVE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY EXTENDED * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

OPTIONAL: HALE AND COLUMBUS MIDDLE SCHOOLS

VANOWEN STREET * SHOUP AVENUE * OXNARD STREET * FALLBROOK AVENUE.

OPTIONAL: HALE AND LAWRENCE MIDDLE SCHOOLS

PLUMMER STREET AND EXTENSION TO THE INTERSECTION OF PLUMMER STREET AND VALLEY CIRCLE BOULEVARD * EXTENSION OF PONCE AVENUE TO THE CHATSWORTH RESERVOIR RESERVATION FENCE * CHATSWORTH RESERVOIR RESERVATION FENCE WESTERLY AND SOUTHERLY TO VALLEY CIRCLE BOULEVARD * ROSCOE BOULEVARD AND EXTENSION * LOS ANGELES UNIFIED SCHOOL DISTRICT.

For assistance, please call Demographic and Boundary Unit, Business Services Division, at 742-7596

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION: School Demographic and Boundary Unit
Heritage School School Traffic and Safety Education Section
Pupil Statistics Department of Transportation, City of L.A.
Transportation Branch

LOS ANGELES UNIFIED SCHOOL DISTRICT
Business Services Division

LOC. CODE: 8617

SUBJECT: NEW SERVICE BOUNDARY DESCRIPTION FOR EL CAMINO REAL HIGH SCHOOL
EFFECTIVE JULY 1, 1993.

The area described below has been approved by the superintendent as the attendance area served by the above-mentioned school. The description starts at the most northwesterly corner and follows the streets in clockwise order. Boundaries are on the center of the street unless otherwise noted.

This boundary supersedes boundary effective September 2, 1984.

This is an official copy for your file.

(GRADES 9-12)

ROSCOE BOULEVARD AND ITS WESTERLY EXTENSION * WOODLAKE AVENUE * INGOMAR STREET * SEDAN AVENUE AND EXTENSION (BOTH SIDES, AND 23058 LULL STREET, EXCLUDED) * SATICOY STREET FROM AND EXCLUDING 23059 SATICOY STREET * ROYER AVENUE * A LINE SOUTHWESTERLY FROM THE INTERSECTION OF ROYER AVENUE AND RUNNYMEDE STREET TO AND EXCLUDING 7334 AND 7335 MEDICAL CENTER DRIVE * MEDICAL CENTER DRIVE WESTERLY (BOTH SIDES) * WOODLAKE AVENUE (BOTH SIDES) TO SHERMAN WAY * WOODLAKE AVENUE * VANOWEN STREET * BELL CREEK (SOUTH BRANCH) * VICTORY BOULEVARD * FALLBROOK AVENUE * OXNARD STREET * CAPISTRANO AVENUE * BURBANK BOULEVARD * SALE AVENUE AND EXTENSION THROUGH MACFARLANE DRIVE AT CALDERON ROAD TO VENIDO ROAD * VENIDOR ROAD SOUTHERLY (BOTH SIDES EXCLUDED) * MAYCOTTE ROAD (BOTH SIDES EXCLUDED) * VENIDO ROAD (BOTH SIDES EXCLUDED) * CERRILOS DRIVE (BOTH SIDES EXCLUDED) * AZUCENA ROAD TO QUINTA ROAD (BOTH SIDES EXCLUDED) * QUINTA ROAD (BOTH SIDES) * REFORMA ROAD AND EXTENSION (BOTH SIDES) TO AND EXCLUDING 22425 MULHOLLAND DRIVE * MULHOLLAND DRIVE TO SAN FELICIANO DRIVE * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY EXTENDED * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

OPTIONAL: EL CAMINO REAL AND CHATSWORTH HIGH SCHOOLS

PLUMMER STREET AND EXTENSION TO THE INTERSECTION OF PLUMMER STREET AND VALLEY CIRCLE BOULEVARD * PONCE AVENUE EXTENDED TO THE CHATSWORTH RESERVOIR RESERVATION FENCE * CHATSWORTH RESERVOIR RESERVATION FENCE WESTERLY AND SOUTHERLY * CARLA LANE AND EXTENSION (BOTH SIDES) * SAMRA DRIVE (BOTH SIDES) * DUCOR AVENUE AND EXTENSION (BOTH SIDES) * ROSCOE BOULEVARD AND EXTENSION * LOS ANGELES UNIFIED SCHOOL DISTRICT BOUNDARY.

For assistance, please call Demographic and Boundary Unit, Business Services Division, at 742-7596

APPROVED: DAVID W. KOCH, Business Manager, Business Services Division

DISTRIBUTION: School Demographic and Boundary Unit
Heritage School School Traffic and Safety Education Section
Pupil Statistics Department of Transportation, City of L.A.
Transportation Branch

SCHOOL NAME.....	CONFIG	OPCAP.	YRS?	SCHOOL	OCT 98	98..	98	MAG 98....	.98	R4.	99	R4.	2000	R4	2001	R4	2002	R4	2003	R4	
					CAPPED	ENROLL	R4	ENR	ENROLL	FALL	ENR*	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	
																					ENR*
CALABASH EL	K- 5	475	NO	NO	309	266	-	0	309	266	270	278	264	269	255						
HALE MS	6- 8	2400	NO	NO	2325	1244		0	2325	1244	1340	1442	1532	1612	1677						
EL CAMINO REAL SH	9-12	3395	NO	NO	3529	1871		0	3529	1871	2020	2171	2302	2437	2633						

[405] 3 items listed out of 3 items.

School Facilities Fee Plan

**Documentation of Justification for
School Impact Fees**

for the

LOS ANGELES UNIFIED SCHOOL DISTRICT

February 24, 1998

Prepared by:
Schoolhouse Services - Economists & Planners
60 East Third Avenue
San Mateo, CA 94401

CHAPTER 2

NEXUS BETWEEN DEVELOPMENT AND SCHOOL ENROLLMENT

New development can be required to provide mitigation only to the extent of its impacts. For schools, the impacts are students for whom additional capacity must be provided. The mitigation is funds to offset the costs involved in providing facilities to accommodate the increased enrollment. A school district seeking mitigation from developers has the burden of documenting the nexus between development and the facilities that will be needed. This chapter describes this nexus in general terms. Its purpose is, first, to clarify the causal chain between developments and its facility impacts and, second, in so doing to provide a framework for the quantification of the impacts in the remainder of the report.

This brief chapter begins with a description of the nature of growth in a regional economy and the associated growth in population. It then traces the effect of the construction of workplaces and homes, components of regional growth to increases in enrollment in local schools. It concludes by discussing how the estimated cost of facilities to accommodate the increased enrollment can be allocated among the development that generated it.

Economic Growth

Commercial/industrial construction and residential development (and hence additional households and children) are related parts of economic growth. An expanding regional economy results from increased demand for the goods and services produced in the region. As economic expansion progresses, additional workers are needed and increasingly they must be attracted from outside the region. Sometimes the process is reversed; the availability of a productive labor force can be a key factor leading to the expansion of business activity in the region, with a resultant increase in employment.

Both the increase in business activity and the addition of new households require new development. The business activity requires new commercial and industrial space; the addition of families requires additional housing units. This is not to imply that the additional employees necessarily work in the new commercial/industrial space or that the new households occupy the new housing units; that is obviously not the case. However, when new space is constructed and existing businesses or households move into it, the space they previously occupied is made available. Whatever the number of shifts in the chain, space is eventually available for occupancy by new employees or residents from outside the region. In contrast, in regions where growth is not occurring, new construction is slow to occur because there is little market for the space made available, which keeps rents below the level necessary to cover the cost of new construction.

Impacts on Schools

The interrelated nature of commercial/industrial development and residential development justified the California legislature's adoption of fee legislation that recognized both as contributing to enrollment growth in schools. The higher fee per square foot limit on residential development represents the immediacy of the new home's role in generating additional students; when a new home is occupied most of the children immediately begin attending the local school. Yet it is clear that new homes are developed primarily in response to the need for additional housing to accommodate the growing labor force and their families, making the employment growth a major contributor to the need for additional school facilities. The enrollment impacts are thus the joint effect of local housing development and both local and regional commercial/industrial development.

The most immediate school impact of new homes is, as stated above, additional students enrolling in the local schools. The associated impact is the need for school facilities to accommodate these students. In fact, the school district must usually anticipate this need far in advance in order to plan for the construction of the additional facilities needed. The enrollment projections must include consideration of factors affecting enrollment other than new development; for example, rising birth rates may be resulting in increased enrollment from older homes. However, the enrollment impacts of new development must be separately identified, as mitigation can be sought from new development only for the portion of the facilities that would not have been needed in the absence of that development.

Thus the final step in the demonstration of nexus is the determination of the facilities anticipated to be needed to accommodate the additional enrollment that would not have occurred without the new development. The facilities are often new schools, though they are sometimes wings to be added to existing schools, relocatable classrooms or, occasionally, the reconstruction or replacement of school buildings which would otherwise have reached the end of their useful life. Once the facilities appropriate to provide the needed capacity have been identified, their cost must be estimated. It is the mitigation of this cost, and only this cost, that the district may seek from new development.

Determination of Mitigation

It should be noted that the task of quantifying the impacts of new development on school facility costs involves identifying the relative shares of the cost impacts attributable to each individual development project. To begin with, how much of the cost should be allocated to commercial/industrial development and how much to residential. Within these categories, how much, for example, should be allocated to office versus retail space and how much to single family homes as compared to multi-family. The most common approach is to assume that housing development should bear the cost of mitigation up to the level set by the State legislation. If fees at that level are inadequate, fees on commercial/industrial development are

then appropriate. The amount of the commercial/industrial fee is based on the portion of the cost calculated to be unfunded after the fees on residential development are paid (up to the limits set by the State). This perspective reflects the immediacy with which residential development impacts school enrollment. In the majority of cases the total of residential and commercial/industrial fees are inadequate to provide the facilities to accommodate the enrollment from new development. The courts have upheld mitigation supplemental to the statutory developer fees in situations where the new development is a result of changes in public policy, such as annexation or rezoning.

The school enrollment resulting from commercial/industrial development is proportional to the number of employees. Thus appropriate mitigation amounts per square foot are determined proportional to the employment density of each type of building. The impacts of residential development tend to be somewhat proportional to size of unit; in other words, larger homes tend to generate more students. This relationship supports the implicit determination in state legislation for square feet as a measure of relative causality of school impacts. If there is evidence that student generation characteristics are different for different types of residential units, single family and multi-family units, for example, a common approach is to determine one appropriate mitigation amount for single family units and another fee for multi-family units, the amounts reflecting the relative average rate of student generation between them.

CHAPTER 6

IMPACT OF COMMERCIAL/INDUSTRIAL DEVELOPMENT AND JUSTIFICATION OF MITIGATION

As discussed in Chapter 2, commercial or industrial development, together with residential development, has an impact on school enrollment. New jobs require a larger labor force, which in turn causes new housing to be built to increase the housing supply. The families in new houses generally have their children enrolled in the local school District. This enrollment growth, a joint result of commercial/industrial and residential development, in turn impacts the facility capacities of the District.

The District levies fees consistent with the level specified in Government Code Section 65995 to be applied to the mitigation of these impacts. The previous section established that current fees for residential development do not generate enough revenue to cover the costs of additional capacity to accommodate the students from that development. The revenue gained from the maximum allowable fee on residential projects covers only about 20 percent of the cost of housing the students from new homes. Therefore, the District looks to commercial/industrial development to also contribute a share of the cost of needed school facilities. The current maximum fee for commercial or industrial development projects is set at \$0.31 per square foot. The District seeks to levy this amount, where justified, to help alleviate the unfunded cost per student.

CALCULATION OF COST RELATIONSHIP

School Facility Cost per Square Foot of Development

There are several key components in calculating a justifiable commercial or industrial development fee. The following formula is used to determine the School Facility Cost per Square Foot of Development:

- A. Employees per Square Foot of Development
- B. Percentage of Employees Residing within the District
- C. Average Number of Homes per Resident Employee
- D. Average Number of Students per Home
- E. Unfunded Cost of School Facilities per Student

$$A \times B \times C \times D \times E = \text{School Facility Cost per Square Foot of Development}$$

The number of employees per square foot depends on the type of commercial/industrial development; therefore, the result of the equation will differ among the various types of development. The other factors remain constant across development types. If the calculated results of the equation is greater than zero, it means there is a causal relationship between commercial/industrial development and school facility needs. If the calculated impact is greater than \$0.31 for a given category of development, then the maximum fee is justified for that type of development. Each factor in this formula is discussed below.

A. Employees per Square Foot of Development

The estimated number of employees per square foot must reflect the wide variation among the different types of commercial/industrial development. As permitted by State law, results from an employment density survey published by SanDAG are used to determine numbers of employees per square foot anticipated in future commercial or industrial development. (For a couple of categories for which SanDAG lacks data or feels its data is unreliable, information from the Institute of Transportation Engineering (ITE) is used). SanDAG measured employment densities for a series of categories ranging from retail to research and development. The densities are shown in Table 6-1.

Table 6-1
Employees per Square Foot of Building Area

Category	Employees/ Sq.Ft.	Sq.Ft./ Employee	Employees/ 1000 Sq.Ft.
Parking Structures ¹	0.00002	50,000	0.02
Self-Storage	0.00006	16,667	0.06
Senior Citizen Facilities ¹	0.00033	3,030	0.33
Industrial Park	0.0004	2,252	0.44
Lodging	0.0011	909	1.10
Warehouses ²	0.0013	781	1.28
Auto Repair	0.0014	740	1.35
Movie Theater	0.0015	680	1.47
Major Shopping Centers	0.0017	577	1.73
Discount Clubs	0.0025	400	2.50
Supermarket	0.0026	381	2.62
Neighborhood Retail	0.0028	353	2.80
Banks	0.0028	353	2.80
Medical Office	0.0043	234	4.30
Business Office (all types)	0.0034	292	3.43
R & D/Industrial/ Business Park	0.0034	295	3.39

¹Based on additional research undertaken by the District (Parking Structures) or at the specific request of the District (Senior Citizen Facilities).

² Source: Institute Transportation Engineers (ITE) Trip Generation 5th ed.

Source: SanDAG Traffic Generators report, January 1990.

For example, suppose an office developer wishes to build a medical office building with an area of 100,000 square feet. To determine the justifiable fee for this development, SanDAG provides a statistic of an average of 0.0043 employees per square foot, or 4.3 employees per 1000 square feet. With an area of 100,000 square feet, this development would yield approximately 430 employees.

B. Percent of Employees which Reside in District

Data from the 1990 Census indicate that 78 percent of people who work in the District are also residents of the District. Continuing with our example, the second step in determining total cost of the medical office building development is to determine the number of new employees likely to also live within the District by using the ratio for current residents. In the previous section, we established that there would be approximately 430 employees for the 100,000 square foot office building. The number of employees living in the District, and therefore likely to have an impact on District facility capacity, would be 78 percent of 430, or 335 employees.

C. Number of Homes per Employee

This section addresses how many homes are likely to result from new employees living in the District. According to 1990 Census data for the District, the number of homes per employee is 0.64 homes. (This relationship can also be stated in the more familiar form of 1.56 employed persons per home.) This ratio reflects the fact that many homes have more than one worker. In our office building example, the 335 employees living in the District will require $335 * 0.64$ or 215 additional homes.

D. Projected Students per Home

Chapter 3 showed an estimated K-12 SGR of 0.43 students per home. Continuing with the medical office building example, we can now determine how many students will impact District facility capacity as a result of the projects. The approximately 215 homes, (occupied by the 335 employees) will in turn yield $215 * 0.43$ or 92 students.

E. Unfunded Cost per Student

Table 6-2
Unfunded Cost per Student¹

Total Residential Square Feet	278,824,000
Fee per Square Foot	\$ 1.93 ²
Revenue	\$ 538,130,320
Total facility cost	\$ 2,800,257,962
Total Unfunded	\$ 2,262,127,642
Number of Students	99,024
Unfunded cost per Student	\$22,844

¹The average cost impact per student minus the contribution from residential fees.

²The 1998 State maximum justified fee.

Source: Schoolhouse Services

The cost of facilities for additional students is particular to each District. As shown in Table 6-2, the unfunded facility cost per student for LAUSD, after revenue from residential fees, is \$22,844. It is this unfunded remainder per student that drives the need to levy appropriate fees on the new commercial/industrial development.

We can now finish calculating the large office building example. Multiplying the unfunded facility cost for each student of \$22,844 times 92 students results in a total impact of \$2.10 million. At 100,000 square feet, this commercial development costs the District over \$20 per square foot. This is clearly beyond the maximum of \$0.31 per square foot fee allowable by State law. Similar calculations for all categories of commercial/industrial development are shown in Table 6-3 on the following page.

Table 6-3
Cost Impact per Square Foot
with Residential Offset

Category	Employees/ Sq.ft.	Employees in District	Homes/ Employee	Students/ Home	Cost/ Student	Cost/ Sq.ft.
Parking Structures	0.00002	0.78	0.64	0.43	\$22,844	\$0.10
Self-storage	0.00006	0.78	0.64	0.43	\$22,844	\$0.29
Senior Citizen Facilities ³	0.00033	0.78	0.64	0.43	\$22,844	\$1.62
Industrial Park	0.0004	0.78	0.64	0.43	\$22,844	\$1.96
Lodging	0.0011	0.78	0.64	0.43	\$22,844	\$5.39
Warehouses	0.0013	0.78	0.64	0.43	\$22,844	\$6.37
Auto Repair	0.0014	0.78	0.64	0.43	\$22,844	\$6.87
Movie Theater	0.0015	0.78	0.64	0.43	\$22,844	\$7.36
Major Shopping Centers	0.0017	0.78	0.64	0.43	\$22,844	\$8.34
Discount Clubs	0.0025	0.78	0.64	0.43	\$22,844	\$12.26
Supermarket	0.0026	0.78	0.64	0.43	\$22,844	\$12.75
Neighborhood Retail ¹	0.0014	0.78	0.64	0.43	\$22,844	\$6.87
Banks	0.0028	0.78	0.64	0.43	\$22,844	\$13.73
Medical Offices	0.0043	0.78	0.64	0.43	\$22,844	\$21.09
Business Office (all types)	0.0034	0.78	0.64	0.43	\$22,844	\$16.67
R & D/Industrial/ Business Parks	0.0034	0.78	0.64	0.43	\$22,844	\$16.67

Source: Table 6-2, Schoolhouse Services.

This report demonstrates that the maximum fee is justifiable for all but two categories shown; all these types of commercial/industrial development except Self-storage and Parking Structures have a facility cost impact of greater than \$0.31 per square foot. However, if when using this table to determine future fees no category directly fits the type of development in question, one can use the following analysis to determine the justifiable fee.

DEVELOPMENTS NOT IN PRESCRIBED CATEGORIES

When faced with a commercial/industrial development that does not fit within the categories put forth by the SanDAG employment density survey, one can take the following route to determine the justifiable fee. First, determine the employment density (employees per square foot) for the project. Next, determine if the employment density is high enough to justify levying the maximum fee (the greater the number of square feet per employee the lower the density and the

lower the impact). To do this, it is necessary to know the minimum number of square feet per worker needed to justify such a fee. A "break even point" can be calculated using the formula for Cost per Square Foot of Development, setting the result equal to \$0.31 and solving for A, number of square feet per worker. Again, the factors are:

- A. Employees per Square Foot of Development
- B. Percentage of Employees Residing within the District (0.78)
- C. Number of Homes per Resident Employee (0.64)
- D. Number of Students per Home (0.43)
- E. Cost of School Facilities per Student (\$22,844)

Break Even Point:

$$\text{Workers/Sqft} = 0.31 / (B * C * D * E)$$

$$\text{Workers/Sqft} = 0.31 / (0.78 * 0.64 * 0.43 * \$22,844)$$

$$\text{Workers/Sqft} = 0.0000632$$

$$\text{Sqft/Worker} = 15,818 \text{ square feet per worker}$$

Therefore, any commercial or industrial development that does not fit into one of the SanDAG categories but has less than 15,818 square feet per worker should still be levied the maximum \$0.31 per square foot. However, if the development in question has space per employee of greater than 15,818 square feet per worker, the maximum fee should not be levied. Instead, a justifiable amount can be calculated using the formula outlined in section A, substituting the appropriate number of employees per square feet.

Example:

Suppose a developer wishes to build a 100,000 square foot lumber yard of a type that would typically have five employees. The employment density for this development is 5/100,000 or 0.00005 employees per square foot. This number inverted converts to 20,000 square feet per employee. However, the break even point for justifying a maximum fee is a per employee density of 15,818 square feet. It is therefore necessary to calculate a lower fee for this development. Using the formula for School Facility Cost per Square Foot of Development, we yield the following result:

$$0.00005 * 0.78 * 0.64 * 0.43 * \$22,844 = \$0.25 \text{ cents/square foot.}$$

IMPACT OF THE PROPOSED PROJECT ON THE
WATER SYSTEM AND METHODS OF CONSERVING WATER
LOS ANGELES DEPARTMENT OF WATER AND POWER

IMPACT ON THE WATER SYSTEM

If the estimated water requirements for the proposed project can be served by existing water mains in the adjacent street(s), water service will be provided routinely in accordance with the Department's Rules and Regulations. If the estimated water requirements are greater than the available capacity of the existing distribution facilities, special arrangements must be made with the Department to enlarge the supply line(s). Supply main enlargement will cause short-term impacts on the environment due to construction activities.

In terms of the City's overall water supply condition, the water requirement for any project which is consistent with the City's General Plan has been taken into account in the planned growth of the Water System. Together with local groundwater sources, the City operates the Los Angeles-Owens River Aqueduct and is a member of the Metropolitan Water District of Southern California (MWD). These three sources will supply the City's water needs for many years to come.

Statewide drought conditions in the mid-1970s and late 1980s dramatically illustrated the need for water conservation in periods of water shortage. However, water should be conserved in Southern California even in years of normal climate because electrical energy is required to deliver supplemental MWD water supplies to the City and the rest of Southern California. Conserving water will minimize purchases from MWD and contribute to the national need for energy conservation.

WATER CONSERVATION

The Water System will assist residential, commercial, and industrial customers in their efforts to conserve water. Recommendations listed below are examples of steps which would conserve water in both new and old construction:

1. Automatic sprinkler systems should be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. However, care must be taken to reset sprinklers to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscape irrigation.
2. Reclaimed water should be investigated as a source to irrigate large landscaped areas.

3. Selection of drought-tolerant, low water consuming plant varieties should be used to reduce irrigation water consumption. For a list of these plant varieties, refer to Sunset Magazine, October 1976, "Good Looking - Unthirsty," pp. 78-85, or consult a landscape architect.
4. Recirculating hot water systems can reduce water waste in long piping systems where water must be run for considerable periods before hot water is received at the outlet.
5. Lower-volume water closets and water-saving shower heads must be installed in new construction and when remodeling.
6. Plumbing fixtures should be selected which reduce potential water loss from leakage due to excessive wear of washers.

In addition, the provisions contained in the Water Conservation Ordinance of April 1988 must be adhered to.

More detailed information regarding these and other water conservation measures can be obtained from the Department's Water Conservation Office by calling (213) 367-0944.

Department of Water and Power



the City of Los Angeles

RICHARD J. RIORDAN
Mayor

Commission
RICK J. CARUSO, *President*
KENNETH T. LOMBARD, *Vice President*
JUDY M. MILLER
DOMINICK W. RUBALCAVA
MARCIA F. VOLPERT
JOHN C. BURMAHLN, *Secretary*

S. DAVID FREEMAN, *General Manager*

April 15, 1999

Planning Associates, Inc.
5910 Lemona Ave., 2nd Floor
Van Nuys, CA 91411-3006

Attention: Terra Ishee

Dear Ms. Ishee:

Motion Pictures and Television Fund Hospital
W.O. No. 5163-011

This is in response to your letter of April 5, 1999 requesting information about the water distribution system for the proposed project. This project will be served from the Department of Water and Power's (Department) 1240-foot service zone.

The Department maintains the following water distribution mains in the vicinity of the project.

El Canon Ave.	8-inch cast iron main located approximately 16 feet west of the centerline, from 23 feet to 330 feet south of the centerline of Calabasas Rd.
Mulholland Dr.	12-inch cast iron main located approximately 69 feet west of the centerline, from Calabasas Rd. to 1448 feet south of the centerline of Calabasas Rd.
Mulholland Dr.	12-inch cast iron main located approximately 32 to 39 feet west of the centerline, from 1448 feet south of the centerline of Calabasas Rd. to Dessert Rd.
Park Ora	12-inch ductile iron main located approximately 10 feet south of the centerline.
Valmar Rd.	No main

Further analysis of the water distribution system may be required when the water flow demands for this project are determined. These demands should include domestic, fire flow, and irrigation requirements. In addition, water conservation mitigation measures may apply and should be considered as part of this project.

Water and Power Conservation... a way of life

111 North Hope Street, Los Angeles, California ☐ Mailing address: Box 51111, Los Angeles 90051-0100
Telephone: (213) 367-4211 Cable address: DEWAPOLA FAX: (213) 367-3287

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Ms. Ishee

-2-

April 15, 1999

If any additional information is needed or if you have questions, please contact Ms. Linh Phan of my staff at (213) 367-1245.

Sincerely,

A handwritten signature in black ink that reads "Gayle Glauz B.S.P." with a decorative flourish at the end.

Gayle Glauz
West Valley District Engineer
Water Engineering Services Section

Attachment

LP:lp

C: Linh Phan
166-96

The Gas Company®



April 9, 1999

Terra Ishee
Planning Associates, Inc.
5910 Lemona Ave.
2nd Floor
Van Nuys, CA 91411-3006

Subject: **Agency Comment for W.O. No. 5163-011, City of Calabasas.**
(Gas Co. Atlas # C-2103-N)

This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. Its intent is to notify you that Southern California Gas Company has facilities in the area where this project is proposed. Gas service can be provided without significant impact on the environment from a **3" medium pressure main in Park Sorrento .**

Service would be in accordance with our policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. The availability of natural gas service, as set forth in this letter, is based on present conditions of gas supply and regulatory policies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action which affects gas supply or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

Please consider the Gas Company regarding energy conservation, new technology and incentive plans in effect at the time. **Joe Cavalluzzi** is the Gas Company Project Manager for new construction in the Calabasas area. Have the architect/developer contact him at 818-701-3666 for an energy consultation. Contact him for scheduling of gas service and Gas Company programs that can assist builders.

Sincerely,

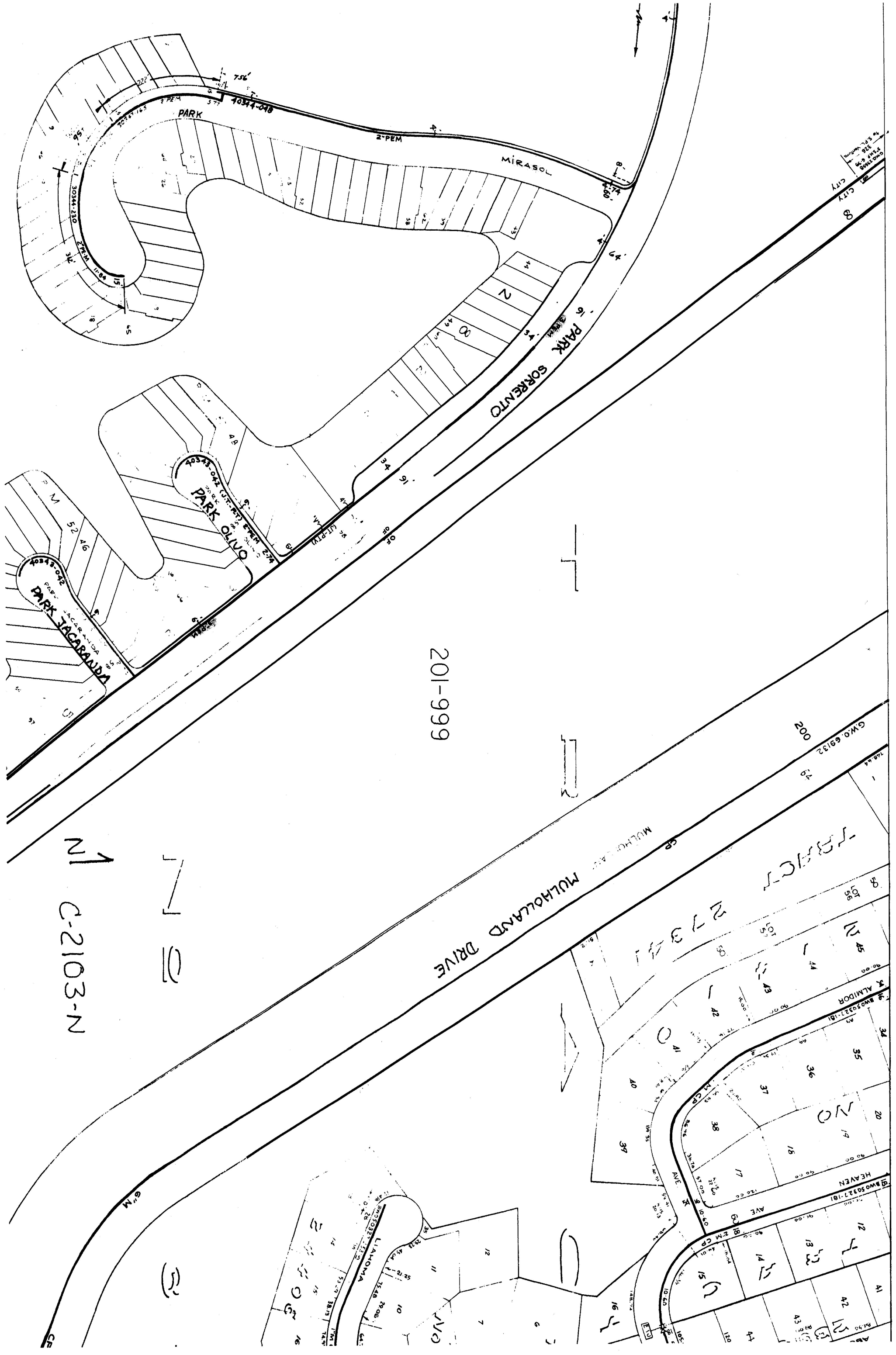
Harry Gordon
Technical Services, Northern Region

c: Joe Cavalluzzi, PM
City Correspondence File

**Southern California
Gas Company**

9400 Oakdale Avenue
Chatsworth, CA
91313-2300

Mailing Address:
Box 2300
Chatsworth, CA
91313-2300



201-999

N
C-2103-N

CITY 8
CITY 8
CITY 8

TRACT 27341

MULHOLLAND DRIVE

ALMIDOR AVE

HEAVEN AVE

LIANOMA

MIRASOL

PARK

PARK OLIVO

PARK TABARANDA

2-PER

200
G.W. 69132

NO

HEAVEN

NO

NO

NO

STATE OF CALIFORNIA

Gray Davis, Governor

NATIVE AMERICAN HERITAGE COMMISSION
915 CAPITOL MALL, ROOM 366
SACRAMENTO, CA 95814
(916) 653-4082



April 14, 1999

REPLY SENT VIA FAX

Terra Ishee
Assistant Planner
Planning Associates, Inc.
5910 Lemona Avenue, 2nd Floor
Van Nuys, CA 91411-3006

RE: Motion Picture Television Fund Hospital

Dear Ms. Ishee:

A record search of the Sacred Lands File has failed to indicate the presence of Native American cultural resources in the immediate project area of the above referenced projects. The absence of specific site information in the sacred land file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

I have enclosed a list of Native American individuals/organizations who may be able to assist you regarding cultural resources on the sites you identified. The Commission makes no recommendation or preference of a single individual, or group over another. I suggest that all of those indicated are contacted, if they are unable to supply information regarding your project they may recommend others with specific knowledge of the area.

If you receive a change of address or phone number from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information.

If you have any questions or need additional information, please contact me at (916) 653-4040. I apologize for any inconvenience.

Sincerely,

Gail McNulty
Gail McNulty
Associate Program Analyst

NATIVE AMERICAN CONTACTS
Los Angeles County

April 14, 1999

Charles Cook 32895 Santiago Road Acton, CA 93510 (805) 269-1244	Chumash Gabrielino Yokut Kitanemuk	Patrick Tumamait 992 El Camino Corto Ojai, CA 93023 (805) 646-4006	Chumash
Beverly Salazar Folkes 1931 Shadybrook Drive Thousand Oaks, CA 91362 805 492-7255	Chumash Tataviam Fernandefio	Jim Velasquez 5657 Arlington Ave Fitterside, CA 92703 (909) 637-7817 - Home (909) 682-9543 - Message	Gabrielino
Owl Clan Dr. Kote & Lin A-Lul'Koy Lotah 48825 Sapaque Road Bradley, CA 93426 (805) 472-9536	Chumash	Dwayne Vigil 909 N. Walnut Drive Santa Maria, CA 93454-3 (805) 822-5453	Chumash
Samuel H. Dunlap P.O. Box 1391 Temecula, CA 92596 (909) 699-5944 (909) 507-1958 Pager	Gabrielino	Mark Steven Vigil 315 South Elm Street Arroyo Grande, CA 93420 (805) 481-2461	Chumash
Redstar 1706 D Ocean Ave Ventura, CA 93001 (805) 442-0670 (pager)	Chumash	Anwa Wilanii PO Box 3241 Idyllwild, CA 92549-3 (805) 688-2945	Tataviam
Melissa M. Para-Hernandez 119 North Balsam Street Oxnard, CA 93030 (805) 485-9337	Chumash Yaqui	Owl Clan Qun-tan Shup 468 So Evergreen Drive Ventura, CA 93003 (805) 648-4751	Chumash
San Fernando Mission Indians Rudy Ortega 11840 Rincon Avenue Sylmar, CA 91342-5 (818) 361-0680	Gabrielino Chumash Tataviam Yaqui	Art Alvitre 1302 Camden Lane Ventura, CA 93001-4 (805) 653-7717	Gabrielino
Julie Lynn Tumamait 365 North Pole Ave Ojai, CA 93023 (805) 646-6214	Chumash	Ti'At Society Cindi Alvitre PO Box 1138 Avalon, CA 90204 310-510-8314	Gabrielino

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 6097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regards to the cultural assessment of the proposed Motion Picture Television Fund Hospital.

NATIVE AMERICAN CONTACTS**Los Angeles County****April 14, 1999**

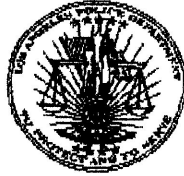
<p>Kern Valley Indian Community Ron Wermuth, Chairperson P.O. Box 168 Kernville, CA (819) 376-4240 Home (805) 922-3522 Work</p>	<p>Tubatulabal Kawalisu Koso Yokut</p>	<p>Gabrielino/Tongva Tribal Council PO Box 698 San Gabriel, CA 91778 (818) 288-1632</p>	<p>Gabrielino</p>
<p>Paul (Valenzuela) Varela 3290 Lang Ranch Parkway Thousand Oaks, CA 91362 (805) 492-5446 Home (805) 492-8076 Work</p>	<p>Chumash Tataviam Kitanemuk Tongva Serrano</p>	<p>Jim Velasquez 5657 Arlington Ave Riverside, CA 92703 (909) 687-7817 - Home (909) 682-3543 - Message</p>	<p>Gabrielino</p>
<p>Louise Jeffredo-Warden 160 Los Baños Moss Beach, CA 94038 (415) 728-0761</p>	<p>Gabrielino Luisano</p>		
<p>Gabrielino/Tongva Tribal Council Ernest P. Salas 514 E. Main Street San Gabriel, CA 91776 (818) 287-4014</p>	<p>Gabrielino/Tongva</p>		
<p>Island Gabrielino Group John Jeffredo PO Box 689 San Marcos, CA 92079-0 619 723-9279</p>	<p>Gabrielino</p>		
<p>Robert F. Dorame PO Box 490 Bellflower, CA 90707 562 925-7989 - Voice 562 920-9449 - Fax</p>	<p>Gabrielino/Tongva</p>		
<p>Delia Dominguez 981 N. Virginia Covina, CA 91722 (626) 339-6785</p>	<p>Yowlumne Kitanemuk</p>		
<p>Diane Garcia Napoleone 1450 Camellia Circle Carpinteria, CA 93013 (805) 684-3168</p>	<p>Chumash</p>		

This list is current only as of the date of this document.

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This list is only applicable for contacting local Native Americans with regards to the cultural assessment of the proposed Motion Picture Television Fund Hospital.

LOS ANGELES POLICE DEPARTMENT



BERNARD C. PARKS
Chief of Police

RICHARD J. RIORDAN
Mayor

P.O. Box 30158
Los Angeles, Calif. 90030
Telephone:
(213) 485-3205
Ref #: 1.4.5

February 26, 1999

Mr. Hadar Plafkin
Department of City Planning
Environmental Review Section
221 N. Figueroa Street, Room 1500
Los Angeles, CA 90012

Dear Mr. Plafkin:

PROJECT TITLE: MOTION PICTURE AND TELEVISION COUNTRY HOME

The proposed project involves the Los Angeles Police Department's (LAPD), West Valley Area. I have enclosed Area and individual Reporting District (RD) population, average crime rate per thousand persons, predominant crimes, response time to emergency calls for service and Area personnel statistics and information.


A project of this size would have a significant impact on police services in West Valley Area. The Department's Crime Prevention Unit (CPU) is available to advise you regarding crime prevention features appropriate to the design of the property involved in the project. The Department strongly recommends developers meet with CPU personnel to discuss these features.

Upon completion of the involved project, you are encouraged to provide the West Valley Area commanding officer with a diagram of each portion of the property. The diagram should include access routes and any additional information that might facilitate police response.

Questions regarding this response should be referred to Lieutenant Fred Booker, Officer-in-Charge, Community Relations Section/Crime Prevention Unit at (213) 485-4101.

Very truly yours,

BERNARD C. PARKS
Chief of Police


DAVID J. KALISH, Commander
Commanding Officer
Community Affairs Group

Enclosures

AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

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WEST VALLEY AREA

The Motion Picture and Television Country Home Project is located in West Valley Area in Reporting District (RD) 1081. The West Valley Area covers 51.9 square miles and the station is located at 19020 Vanowen Street, Reseda, California 91335, (818) 756-8543.

The service boundaries of West Valley Area are as follows: Plummer Street and Roscoe Boulevard to the north, Los Angeles City Boundary and Mulholland Drive to the south, Los Angeles City Boundary to the west, and the San Diego Freeway (405) and White Oak Avenue to the east.

The boundaries for RD 1081 are as follows: Ventura Freeway (101) to the north, Los Angeles City Boundary to the west, Los Angeles City Boundary to the south, and Sale Avenue, Reforma Road, Quinta Road, Cerrillos Drive, San Feliciano, and Mulholland Drive to the east.

The average response time to emergency calls for service in West Valley Area during 1998 was 9.3 minutes. The Citywide average during 1998 was 6.7 minutes. There are approximately 320 sworn officers and 29 civilian support staff deployed over three watches at West Valley Area.

There were 42 crimes per 1000 persons in West Valley Area in 1998. Individual RD crime statistics, population and crimes per 1000 persons are listed on the attached RD information sheets. The predominant crimes in West Valley Area are burglary from residence, burglary from vehicle, and vehicle theft.

**LOS ANGELES POLICE DEPARTMENT
CRIMES BY REPORTING DISTRICT OF OCCURRENCE**

TYPE OF CRIME	RD 1081	WEST VALLEY AREA	CITYWIDE
Burglary from Business	5	515	5,381
Burglary from Residence	30	1,365	15,708
Burglary Other	0	356	5,048
Street Robbery	3	362	10,013
Other Robbery	3	305	5,753
Murder	0	9	429
Rape	1	69	1,480
Aggravated Assault	10	1,588	31,829
Burglary from Vehicle	21	1,789	23,124
Theft from Vehicle	16	903	16,945
Grand Theft	13	1,048	11,720
Theft from Person	0	28	1,449
Purse Snatch	0	29	454
Other Theft	19	2,156	26,294
Vehicle Theft	33	1,967	30,568
Bunco	0	12	257
Total	154	12,501	186,452

CRIMES PER 1000 PERSONS

REPORTING DISTRICTS	CRIMES	÷	POPULATION X 1000	CITYWIDE= 51/1000
RD 1081	154	÷	4593	34/1000
WEST VALLEY	12,501	÷	296,194	42/1000